



FOR SALE
Offers in the region of £350,000
(Exclusive)

HOLLY HOUSE, MINSTERLEY, SHROPSHIRE SY5 0BA
SIGNIFICANT MIXED COMMERCIAL & RESIDENTIAL FREEHOLD OPPORTUNITY

- Income producing £13,200 per annum
- Significant scope for commercial/residential redevelopment
- Self-contained 3 bedroom dwelling
- Freehold Title Number SL153647
- GIA 377 M SQ (4,057 SQ FT)

SIGNIFICANT MIXED COMMERCIAL & RESIDENTIAL FREEHOLD OPPORTUNITY

- Income producing £13,200 per annum
- Significant scope for commercial/residential redevelopment
- Self-contained 3 bedroom dwelling
- Freehold Title Number SL153647
- GIA 377 M SQ (4,057 SQ FT)

SITUATION

The properties occupy a prominent position in the centre of the village of Minsterley, adjacent to the Minsterley Brook.

Minsterley has a population of 1,777 (2011 census). Shrewsbury is the county town of Shropshire, with a population of circa 100,000.

The motorway network is accessible via the M54 which connects to the M6 and it also has excellent links with the A49, A5, A53 and A458.

The area is a popular destination for tourist, being on the edge of the Shropshire Hills area of outstanding natural beauty.





DESCRIPTION

The main property, comprising at ground floor level butchers shop, vacant retail premises and ancillary accommodation with a residential flat to the first and second floors in the main is of brick elevations under a pitched and slated roof.

The property offers a butchers shop, let under internal repairing and insuring commercial terms with a remaining term unexpired of 1 year and extending to GIA 31.05 M SQ (334 SQ FT), with a current passing rent of £4,800 per annum.

The main retail front extends to GIA 87.34 M SQ (940 SQ FT) and comprises a vacant retail floor – the premises has historically traded as a convenience store/post office and will be offered vacant possession on completion. (Historic trading figures will be available to interested parties.)

Accessed via an internal staircase first and second floor accommodation offers a large three bedroom residential flat, at first floor kitchen, utility, living and dining rooms. At second floor level, three large double bedrooms and a family bathroom. The total residential accommodation extends to 165 M SQ (1,776 SQ FT).

To the exterior of the property a single storey and detached, self-contained takeaway extending to 45 M SQ (484 SQ FT) and let to Little Efes under full repairing and insuring commercial terms with a term of 15 years, with 4 unexpired at a passing rent of £8,400 per annum. (Consideration may be given to the sale of the takeaway as a standalone property, and further details are available via the selling agents).

Further external accommodation comprises a single storey storeroom with gas central heating and an attached lavatory and handwash basin extending to 31.7 M SQ (341 sq ft), a large garden and yard, with two garages 14 M SQ (150 SQ FT) and 15 M SQ (161 SQ FT). The site would be suitable for a range of uses, being residential/commercial redevelopment, investment and owner occupation.

The full scale and scope of the site cannot be appreciated without a full internal inspection.



ACCOMMODATION

(All measurements are approximates.)

	m sq	sq ft
Butchers	31.05	334
Retail premises	87.34	940
Residential accommodation	165	1,776
Little Efes – Takeaway	45	484
Garages	19	311
Outbuildings	31	341

PLANNING

Prospective purchasers should make their own enquiries.

The premises benefit from all relevant consents for its existing uses.
Interested parties are advised to make their own enquiries.

SERVICES

(Not tested at the time of our inspection.)
Prospective are to rely on their own enquiries. All mains services are connected, the property benefits from a gas fired central heating system.

VAT

Prospective parties should rely on their own enquiries.
The business is understood to not be elected for VAT. Vat will therefore be payable on the purchase price.



EPC

To order

RATEABLE VALUE

We have made verbal enquiries to the local charging authority and we advised as follows:

Little Efes Adj Holly House, Station Road, Minsterley, Shrewsbury, Shropshire, SY5 0BA

Rateable value: £5,900

Rates payable: £2,897

Gnd Flr Left Holly House, Station Road, Minsterley, Shrewsbury, Shropshire, SY5 0BA

Rateable value: £4,150

Rates payable: £2,038

Gnd Flr Right Holly House, Station Road, Minsterley, Shrewsbury, Shropshire, SY5 0BA

Rateable value: £6,400

Rates payable: £3,142

The property currently benefits from business rates relief through the Rural Grants Scheme.

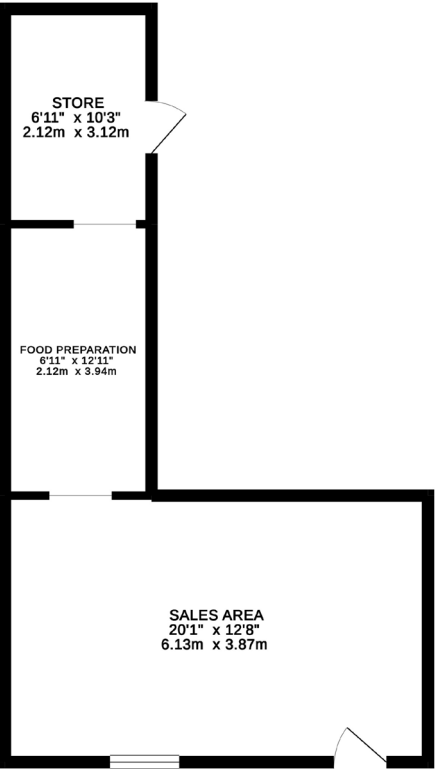
Interested parties should make their own enquiries to the local authority.

Ground floor left	Butchers
Ground floor right	Retail premises
Residential apartment	Council Tax Band C

TENURE

Freehold held Title Number SL153647, subject to the existing commercial tenancies.

BUTCHER'S SHOP 417 sq. ft.
(38.7 sq. m.)



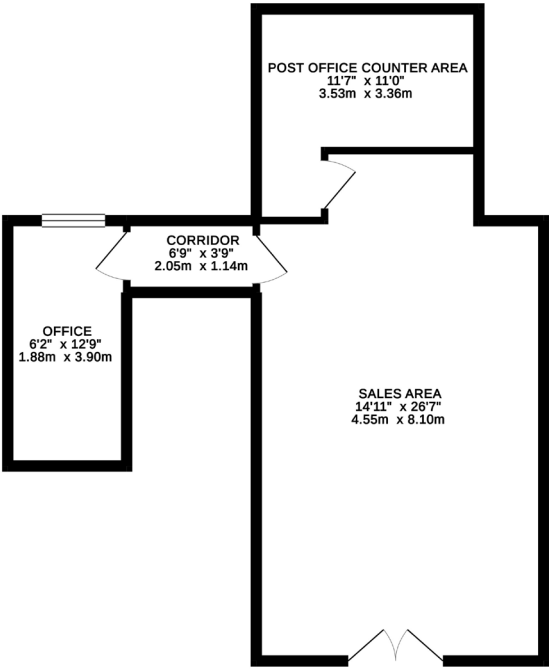
TOTAL FLOOR AREA : 417 sq. ft. (38.7 sq. m.) approx.

EFE'S TAKEAWAY 528 sq. ft.
(49.0 sq. m.)



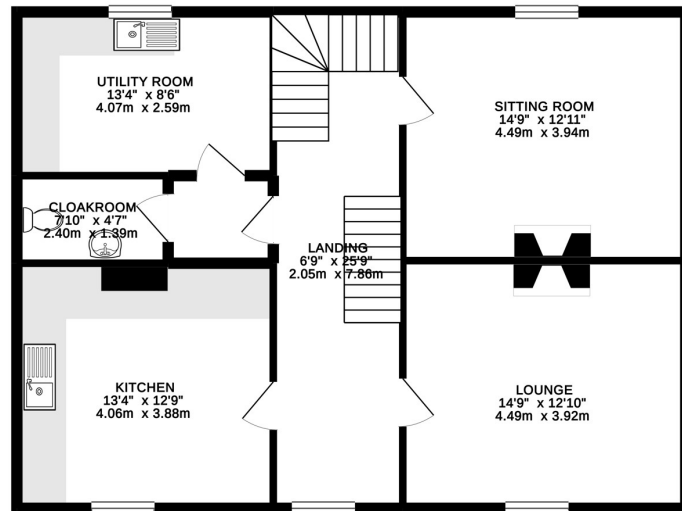
TOTAL FLOOR AREA : 528 sq. ft. (49.0 sq. m.) approx.

POST OFFICE 574 sq. ft.
(53.4 sq. m.)

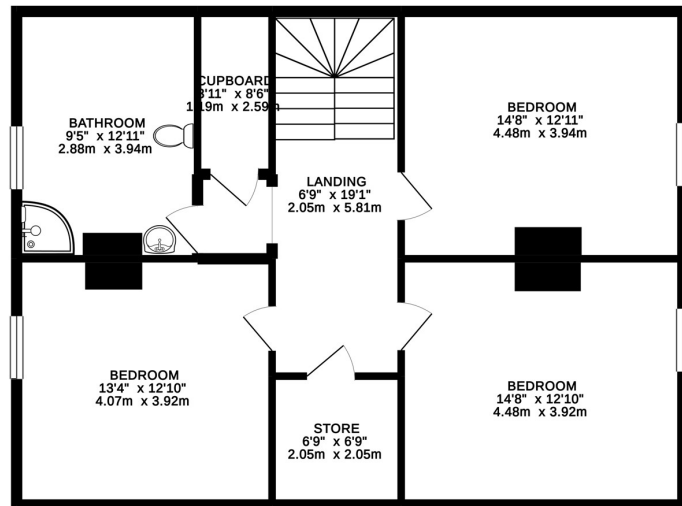


TOTAL FLOOR AREA : 574 sq. ft. (53.4 sq. m.) approx.

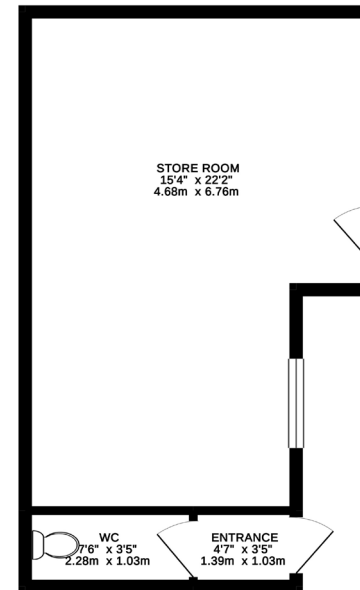
FIRST FLOOR 872 sq. ft.
(81.0 sq. m.)



TOP FLOOR 880 sq. ft.
(81.7 sq. m.)

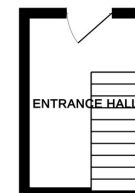


HOLLY HOUSE - REAR BUILDING 349 s
(32.4 sq. m.)



Holly house - Rear Building
TOTAL FLOOR AREA: 349 sq. ft. (32.4 sq. m.) approx.

GROUND FLOOR 67 sq. ft.
(6.2 sq. m.)



PRICE

Offers in the region of £350,000 (Exclusive) (Three hundred and fifty thousand pounds) for the Freehold held Title Number SL153647, subject to the existing commercial tenancies.

Copies of the existing leases are available via the sole selling agents.

LEGAL COSTS

Each party will be responsible for their own costs in respect of this transaction.

LOCAL AUTHORITY

Shropshire Council,
The Shirehall,
Abbey Foregate,
Shrewsbury,
Shropshire,
SY2 6ND

Telephone: 0345 678 9000



FOR SALE

Holly House, Minsterley, Shropshire SY5 0BA



VIEWING

Strictly by prior arrangement with the Sole Agent. For more information or to arrange a viewing, please contact :

James Evans

E: james.evans@halls.gb.com

Huw Bevan

E: huwb@halls.gb.com

Sarah Davies

E: sarahd@halls.gb.com

Lucy Wilde

E: lucyw@halls.gb.com

01743 450 700



IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority

to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

