



# FOR SALE

PRICE: Offers in the region  
of £265,000 (Exclusive)

## 8A Market Place, Shifnal, Shropshire TF11 9AZ

- Profitable cafe business
- Freehold commercial premises and two bedroom flat
- Potential for further development

### SITUATION

Prominent roadside position within a sought after town centre location close to public car parks and Shifnal Railway Station.

Shifnal is located approx. 4 miles south-east of Telford with easy access to Junction 4 of the M54 via the A464 which leads to Wolverhampton and the national road networks.

### DESCRIPTION

The property provides an attractive two storey Grade II listed cafe at ground floor level with separately accessed two bedroom flat above. The property extends to GIA 1,250 sq ft (116 m sq).

### BUSINESS

Full trading information is available via the selling agents. All fixtures and fittings associated with the business are to be included within the sale.





## SERVICES

(Not tested at the time of our inspection)

We understand all mains services are connected to the property.

## ACCOMMODATION

	m sq	sq ft
<b>GROUND FLOOR</b>		
Cafe	26.98	290.41
Kitchen	19.81	213.22
WC		
<b>FIRST FLOOR</b>		
Kitchen/Dining Room	19.02	204.73
Lounge	11.63	125.16
Bathroom	4.74	51.05
Store		
<b>SECOND FLOOR</b>		
Bedroom	16.75	180.27
Bedroom	6.44	69.37

## RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows: -

Business Value (2019/20):	£6,241
Rates payable (2019/20):	£3,064

However interested parties should make their own enquiries to the local authority.

**EPC**

F (147)

**VAT**

The property is understood not to be elected for VAT

**TENURE**

The property offered for sale Freehold.

**PRICE**

Offers in the region of £265,000 (Exclusive) for the freehold with vacant possession, business goodwill and fixtures and fittings.

**LEGAL COSTS**

Each party is to be responsible for their own legal costs in respect of this transaction.

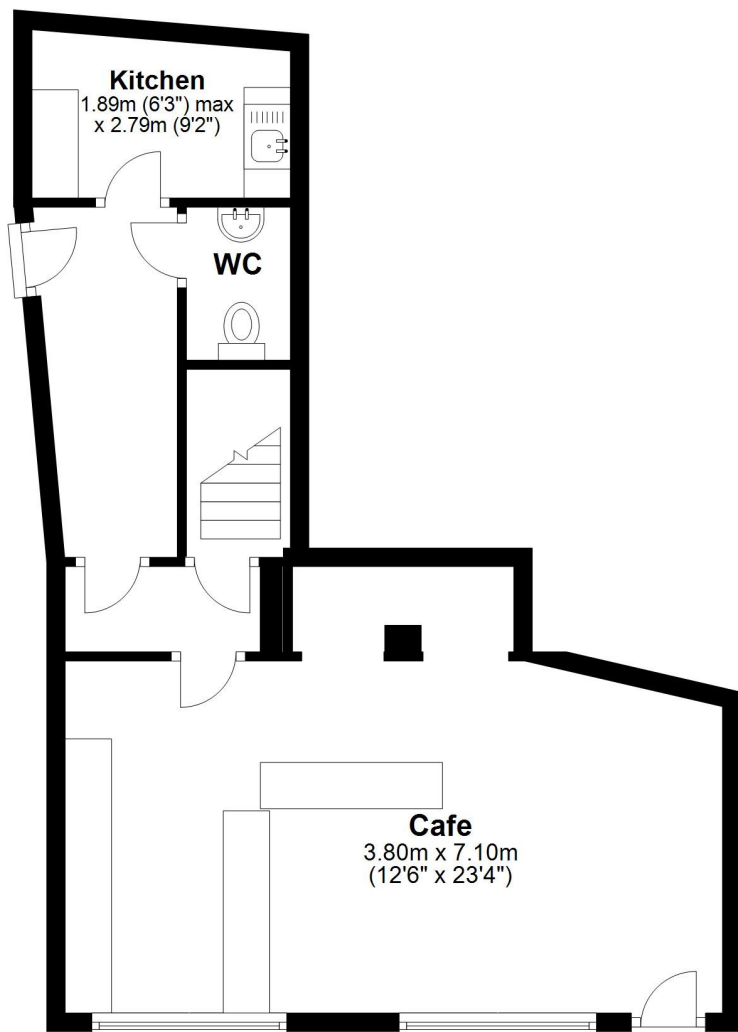
**LOCAL AUTHORITY**

Shropshire Council,  
Shirehall,  
Abbey Foregate,  
Shrewsbury,  
SY2 6ND  
Telephone: 0345 678 9000



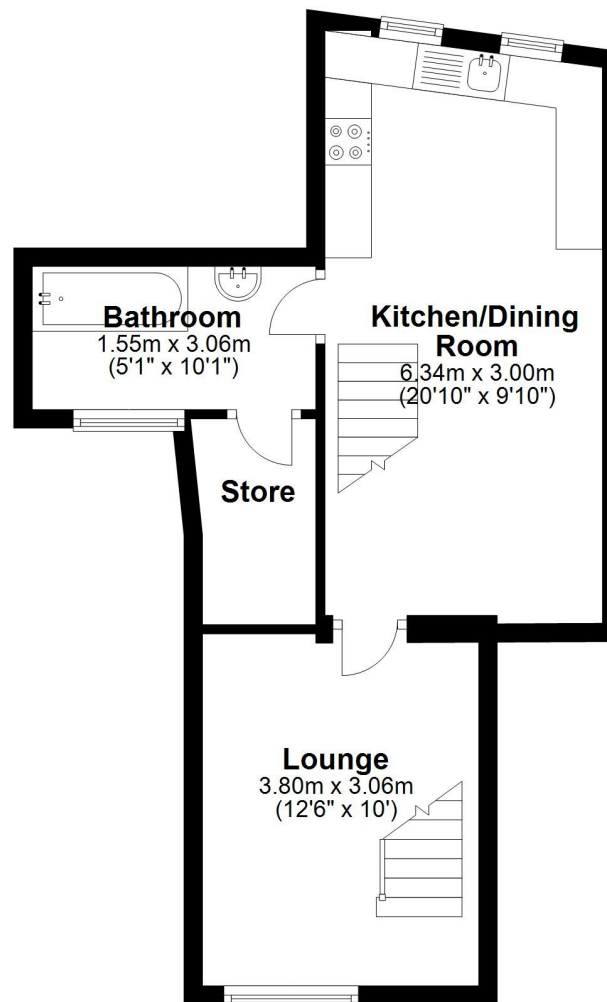
**Ground Floor**

Approx. 46.4 sq. metres (499.5 sq. feet)



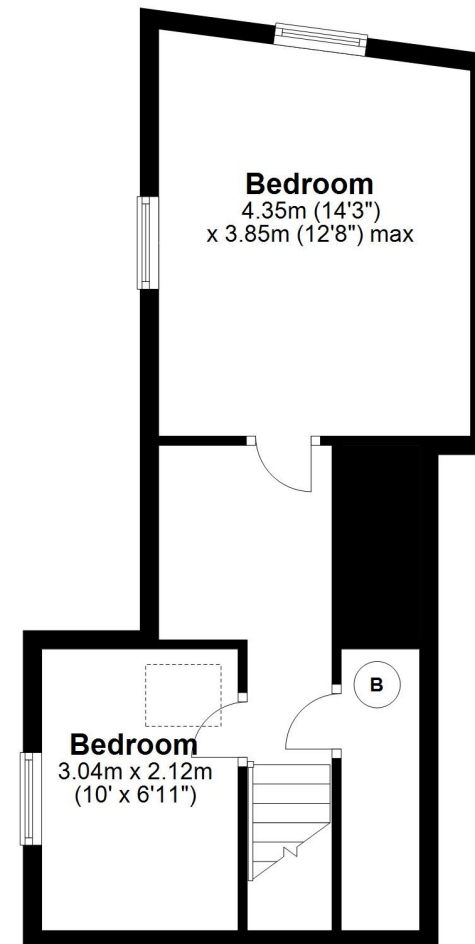
**First Floor**

Approx. 38.4 sq. metres (413.3 sq. feet)



**Second Floor**

Approx. 31.3 sq. metres (336.8 sq. feet)



Total area: approx. 116.1 sq. metres (1249.5 sq. feet)

**Marketplace Pantry, Shifnal**

FOR SALE

8A Market Place, Shifnal , Shropshire TF11 9AZ



## VIEWING

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

**Huw Bevan** 07795 486 267

E: huwb@hallsgb.com

**James Evans** 07792 222 028

E: james.evans@hallsgb.com

**Sarah Davies**

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**01743 450 700**

Halls<sup>1815</sup>

COMMERCIAL

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