

FOR SALE

7, 7A & 7B CORVEDALE ROAD,
CRAVEN ARMS, SHROPSHIRE
SY7 9NE

Halls¹⁸⁴⁵
COMMERCIAL



For Sale - Mixed Commercial / Residential Investment

Commercial lock-up shop unit.

Two self-contained residential flats.

Total current rental income £16,100 per annum.

Located in prominent position in established market town.

Price: Offers in excess of £200,000 (exclusive)

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01743 450 700

Mixed Commercial / Residential Investment

DESCRIPTION

The property comprises of a two storey mid terraced property of traditional construction that is arranged to provide a lock up shop unit with a total ground floor sales area of approximately 523 ft sq (48.6 m sq), and two self-contained residential flats which are accessed from Market Street.

Flat A comprises of a two bedroomed flat arranged over the ground and first floor that benefits from a conservatory and a garden. Flat B is accessed by way of a separate external staircase and provides over the first floor a one bedroom self-contained flat.

The size and quality of the accommodation can only be fully appreciated by way of an inspection of the property.

LOCATION

The property is situated fronting onto Corvedale Road in the town centre of Craven Arms. Corvedale Road serves as the main retail street serving the town centre of Craven Arms.

Craven Arms is an established market town with a population of approximately 2,289 people. The town is located approximately 7 miles from the town of Ludlow and approximately 20 miles from the town of Shrewsbury.

TENURE

The property is offered for sale subject to the following occupational tenancies:

Shop - Let on a Lease dated 2nd of June 2016 between Nicola June Ray and Ernie William Jackson and Mary Elizabeth Jackson, for 3 years from 1st of September 2016, at a rent of £4,800 per annum on Tenants Internal Repairing and Insuring Terms.

Flat 3a - Let on an Assured Shorthold Tenancy at a rent of £550 per calendar month.

Flat 3b - Let on an Assured Shorthold Tenancy at a rent of £400 per month.

Note: Prospective purchasers should note that the vendors of the property are related to an employee of Samuel Wood & Company.

PLANNING

Prospective purchasers should make their own enquiries. It is understood that the property benefits from A1 retail consent on the ground floor and C3 (residential) on the flats.

RATEABLE VALUE

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

Rateable Value (2017): £3,450

Council Tax Band Flat A
Council Tax Band Flat B

EPC

Shop: To Order
Flat 3a: C-77
Flat 3b: C-77

SERVICES

(Not tested)
It is understood that all mains services are connected to the property. Prospective purchasers should rely on their own enquiries.

The flats benefit from gas fired central heating systems.

ACCOMMODATION

	sq m	sq ft
7 Corvedale Road		
Total Net Sales Area	48.6	523
Toilet		
7a Corvedale Road		
Conservatory	2.7	2.2
Sitting Room	4.8	5.3
Kitchen	3.4	3.6
First Floor		
Landing		
Shower Room		
Bedroom 1	3.99	4
Bedroom 2	4.5	3.7
Office	3.219	1.795
Outside Garden		
7b Corvedale Road		
Kitchen	3.2	1.6
Sitting Room	3	5.5
Bedroom	3.6	2.3
Shower Room		

PRICE

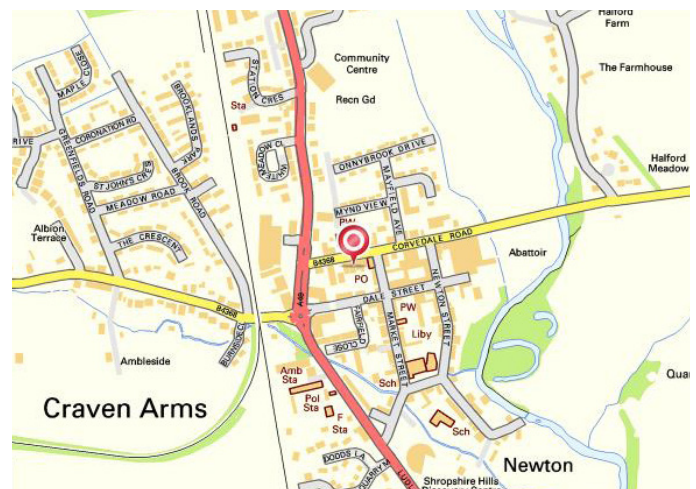
Offers in excess of £200,000 (two hundred thousand pounds) (exclusive).

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in relation to the transaction.

FINANCIAL ACT 1989

All figures are quoted exclusive of VAT. Any intending Purchaser should satisfy themselves independently as to VAT in respect of any transaction.



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VIEWING

Strictly by prior arrangement with the Joint Agents. For more information or to arrange a viewing please contact:

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