

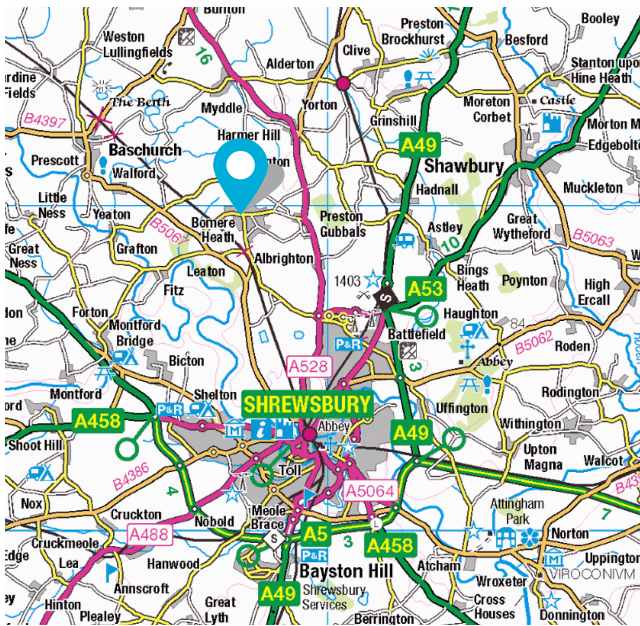


WELL POSITIONED SHOP UNIT IN THE CENTRE OF BOMERE HEATH VILLAGE WHICH WAS THE FORMER VILLAGE POST OFFICE

**OLD POST OFFICE, BOMERE HEATH SY4 3PD**

- Total Net Internal Floor Area 430 sq ft (40 sq m)
- Good location in the centre of Bomere Heath village
- Could be used for a variety of uses, including residential subject to planning

**PRICE:** OFFERS IN THE REGION OF £110,000 (EXCLUSIVE)



### LOCATION

Bomere Heath is a village in Shropshire, England, which lies north of the county town of Shrewsbury and between Baschurch and Harlescott. It is situated between the A528 road and Berwick Road. The village has a primary school, a convenience store, chip shop, hairdresser, and a pub.

It is the main village of the Pimhill parish. The parish is now known as "Bomere Heath and District". Nearby, to the north, is the small village of Merrington.

The village has a few shops including a Co-op food store, a pub, a barber's shop and a fish and chip restaurant.

### DESCRIPTION

The property is a 2 storey mid terrace property of traditional brick construction with a slate roof. The property until recently has been used as the village Post office. The property is located on Shrewsbury Road which is the main road through the village.

The property is 22.5 sq m (242 sq ft) at ground floor level and 17.51 sq m (188 sq ft) at first floor level. The property benefits from office accommodation/stores at first floor level and the property benefits from Kitchen and WC facilities.



### ACCOMMODATION

(All measurements are approximate only)

	SQ FT	SQ M
Ground Floor	242	22.5
First Floor	188	17.51

### PRICE

Offers in the region of £110,000 (exclusive of VAT) on a freehold basis with vacant possession

### RATEABLE VALUE

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

Rateable Value (2020/21)	£4,800
Rates Payable (2020/21)	£2,395

### VAT

The property is understood not to be subject to VAT



# FOR SALE

# RETAIL PROPERTY

## PLANNING

The property is understood to benefit from planning consent of User Class E under the Town and Country Use Classes order. The property may be suitable for a variety of different uses subject to planning.

Interested parties are advised to make their own enquiries to the local authority.

## EPC

D (96)

## SERVICES

(Not tested at the time of inspection)

Mains electricity, water and drainage are understood to be connected to the property

## LEGAL

Each party to cover their own legal costs in documenting this transaction

## TENURE

The property is offered Freehold with vacant possession

## LOCAL AUTHORITY

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



## VIEWING

Viewing via selling agents:

**James Evans**

07792 222 028

E: james.evans@hallsgb.com

**Harriet Shakeshaft**

07538 912 096

E: harriets@hallsgb.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.

hallsgb.com

01743 450 700