

FOR SALE

TSR

TOWLER SHAW ROBERTS

ATTRACTIVE COMMERCIAL INVESTMENT IN PROMINENT TOWN CENTRE LOCATION



**8 – 8A MILK STREET
& MOUSE COTTAGE
SHREWSBURY
SHROPSHIRE
SY1 1SZ**

- Attractive Grade II Listed Restaurant and Residential property arranged over three floors extending in total to approx. 2,706 sqft (251.39 sqm)
- Prominent Town Centre location just off the main High Street within walking distance of Pride Hill and a variety of public car parks.
- Currently Let to Crouch Enterprises Limited (T/a CSONS) on a 10 year Lease from April 2015 at a current passing rent of £27,500 per annum exclusive.
- Offers in the region of **£395,000** are invited for the Freehold interest subject to and with the benefit of the existing lease.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a prominent roadside location fronting Milk Street just off the main High Street close to the prime retail area of Pride Hill and within walking distance of a variety public car parks.

Nearby occupiers include The Wheatsheaf, The West Bromwich Building Society, Zizzi's, Crew and Sea Salt Clothing.

Shrewsbury is the County Town and Administrative Centre of Shropshire. Strategically located at the intersection of the main A49 and A5 trunk roads, approximately 47 miles North West of Birmingham, 15 miles west of Telford and 40 miles south of Chester.

Description

The property comprises an attractive Grade II Listed period building arranged over three floors of traditional brick construction and provides a total internal floor area of approx. 2,706 sqft (251.39 sqm)

The accommodation incorporates a stylishly presented café with large glazed frontage and approximately 40 covers to the main seating area of the ground floor. To the rear is a commercial kitchen and additional seating area with access to an enclosed courtyard, preparation room and guest toilet block.

The first floor provides versatile accommodation incorporating four cellular rooms currently used as office space and storage together with staff toilet facility.

Further storage space is located to the second floor.

In addition the property boasts self-contained living accommodation known as Mouse Cottage incorporating a double bedroom, bathroom, lounge/diner and kitchenette.

Accommodation

	SQM	SQFT
8/8a Milk Street		
Ground floor	124.71	1,341
First floor	56.46	608
Second floor	31.35	337
Total	212.52	2,287
Mouse Cottage		
Ground floor lounge	19.39	208
Ground floor kitchenette	4.38	47
First floor bedroom	15.10	163
Total	38.87	418

Services (Not Checked or Tested)

It is understood that mains water, gas, electricity and drainage services are connected. Interested parties are advised to make their own enquiries with the relevant utility companies

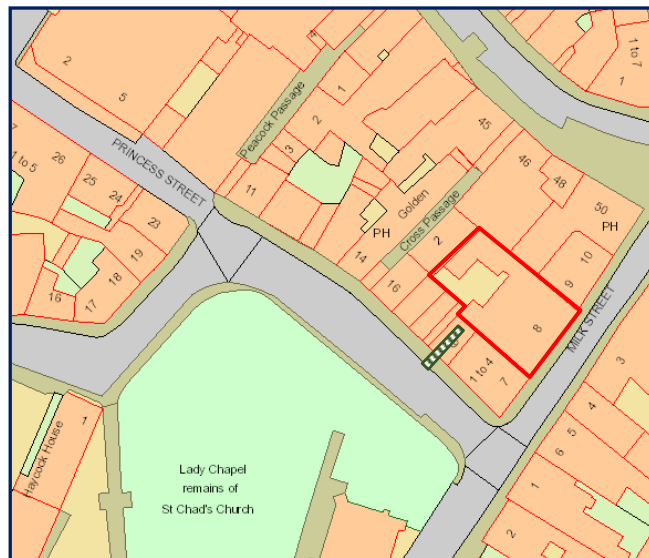
Lease Information

The property is Let to Crouch Enterprises Limited for a term of 10 years from 30/04/2015 on a Tenant's internal repairing and insuring basis, subject to a Tenant only break option and upward only rent review at the end of the fifth year. The current passing rent is £27,500 pax.

Further details are available from the Selling Agents upon request.

Guide Price

Offers in the region of **£395,000** are invited for the Freehold property, subject to and with the benefit of the existing Lease granted to Crouch Enterprises Limited. A sale at this price reflects a gross yield of 6.96%



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Asset Rating: 8-8A Milk Street: D 92
Mouse Cottage: D 57

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Café and premises

Rateable Value – £18,750

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Planning

We understand that the property has consent for use within Class A3 (Cafés/Restaurants) of the Town & Country Planning (Use Classes) Order 1987. We understand that the property is a Grade II Listed Building and is located within the Shrewsbury Town Conservation area. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

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

Legal Costs

Each party are to be responsible for their own legal fees incurred in this transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. It is understood that the Vendor has not elected to charge VAT on the property at this present time.

Viewing

Strictly by appointment with the sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

April 2019 amended May 2019

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

Towler Shaw Roberts is a Limited Liability Partnership Registered in England and Wales No. OC30592-4

Consumer Protection from Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."