

FOR SALE

**BRAMBLEDENE, CROSSWAYS,
CHURCH STRETTON, SY6 6PG**

Halls 1845

COMMERCIAL



DETACHED TWO STOREY OFFICE BUILDING (WITH POTENTIAL FOR ALTERNATIVE COMMERCIAL OR RESIDENTIAL USE, SUBJECT TO STATUTORY CONSENTS)

- A detached two storey office building, providing total accommodation of 1,130 sq ft (104.97 sq m)
- The property benefits from site parking
- Situated in an established commercial quarter of Church Stretton
- Residential potential (subject to statutory consents)

Price: Offers in the region of £125,000 (Exclusive)

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LOCATION

The property forms part of an established commercial area in Church Stretton known as Crossways, on the southern edge of Church Stretton.

The property is situated adjacent to the A49 (Trunk Road), which serves as the main road between Shrewsbury and Hereford.

The property is accessed from Crossways, which serves as a spinal road from the A49.

Church Stretton is an established market town situated approximately 15 miles south of Shrewsbury and 13 miles north of the town of Ludlow.

DESCRIPTION

The property provides the rare opportunity to acquire a two storey office/commercial building that would lend itself to a variety of commercial or residential uses (subject to statutory consents).

The property provides Total Accommodation of approximately 1,130 sq ft (104.97 m sq) arranged over the two floors.

It provides a range of office and commercial space and benefits from a generous on-site car parking area to the front of the building.

ACCOMMODATION

(All measurements are approximate only)

	m sq	sq ft
Ground Floor		
Offices and welfare facilities	55.92	602
First Floor		
Offices and welfare facilities	49.09	528
Outside		
Parking		

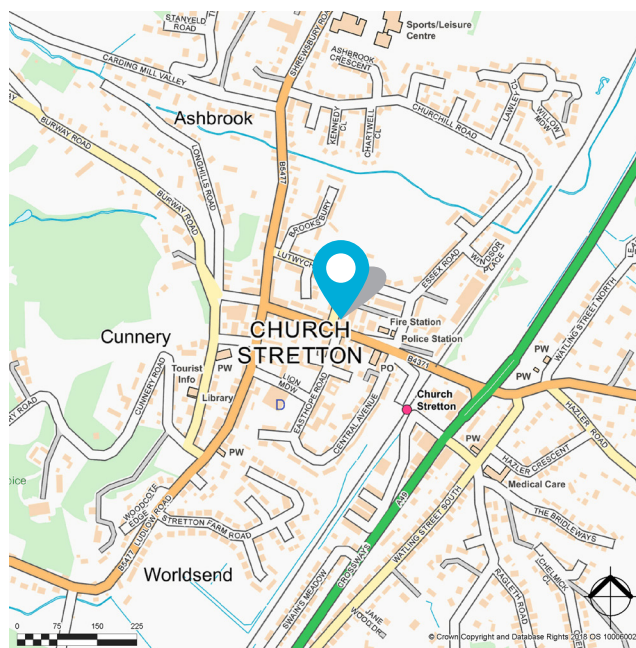
RATEABLE VALUE

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

Rateable Value: £17,117

Payable: £8,404

Prospective purchasers should make their own enquiries to the Local Authority and note that this rateable value also relates to another property held in the ownership of the vendors.



PRICE

Offers are sought in the region of £125,000 (Exclusive) [Rates](#)

TENURE

The property is Freehold and offered for sale with vacant possession.

EPC

The offices are understood to have a rating of C (65)

LEGAL COSTS

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

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SERVICES

(Not tested at the time of inspection)

All services are understood to be connected and the premises benefit from a gas fired central heating system.

VAT

Any intending purchaser should satisfy themselves independently as to VAT in respect of the transaction.

The property is understood to not be elected for VAT.

PLANNING

Prospective purchasers should make their own enquiries.

The property is understood to benefit from planning consent as offices falling within Use Class B1 of The Town and Country Use Classes Order 1987.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,

Shrewsbury SY2 6ND

Telephone: 0345 678 9000



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