

**SPENCER
EVANS**

Property Agents Limited

**1A Horsefair
Abbey Foregate
Shrewsbury
Shropshire SY3 7FA**



For Sale

Retail Investment Let to a national covenant with an attached property suitable for residential conversion (subject to statutory consents)

Price: Offers in the region of £300,000 (exclusive)

46a Mardol, Shrewsbury, Shropshire SY1 1PP

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SITUATION AND DESCRIPTION

The property is situated fronting onto Horsefair in Abbey Foregate on the edge of Shrewsbury Town Centre, where all local amenities are available. Shrewsbury also benefits from being a historic and tourist centre.

The property comprises of a part two storey and part single storey property which is currently trading as a betting office for William Hill. To the rear of the property there is a two storey property, which is sold with vacant possession, which is in need of a comprehensive scheme of refurbishment works. The property benefits from vehicular access from Horsefair and would lend itself to a variety of uses subject to the receipt of the relevant statutory consents.

The property is understood to be Grade II listed.

PRICE

Offers in the region of £300,000 (Three Hundred thousand pounds) are sought for the purchase of the Freehold interest.

TENURE

The freehold interest in the property is sold subject to the following occupational tenancy.

| Address | Tenant | Lease Commencement Date | Lease Expiry Date | Rent Review/Tenants Option to Determine | Repairing Obligations | Rent |
|---|-------------------|-----------------------------|-----------------------------|--|-----------------------------|---------|
| Ground and First Floors to 1A Horsefair, Abbey Foregate, Shrewsbury SY3 7FA | Camec Limited | 12 th April 2005 | 11 th April 2025 | 12 th April 2015 (the rent review for 12 th April 2012 has not been initiated) | Full Repairing and Insuring | £13,250 |
| Property at rear | Vacant possession | | | | | |

ACCOMMODATION

All measurements are approximate.

1A Horsefair

Ground Floor Sales Area 1276 ft²
Staffroom 41 ft² (3.81 m²)

Staff Toilet

Toilet

Disabled Toilet

First Floor Stores 945 ft² (98.78 m²)

Rear Structure (Dilapidated)

Ground Floor 743 ft² (69.02 m²)

First Floor 743 ft² (69.02 m²)

SERVICES

(Not tested at the time of our inspection)

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

RATES

Verbal enquiries were made to the charging authority and we were advised as follows.

Unit 1A (Rateable Value £10,750)

PLANNING

Prospective purchasers should make their own enquiries to the local planning authority. It is understood that the property benefits from consent for a bookmakers (falling within use Class A2). Prospective purchaser should make their own enquiries regarding the acceptable alternative uses for the redundant property at the rear. The property is understood to be Grade II listed and situated in a conservation area.

LOCAL AUTHORITY

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

VAT

All prices and figures quoted are exclusive of VAT.

VIEWING

Strictly by prior appointment through the sole selling agents.

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