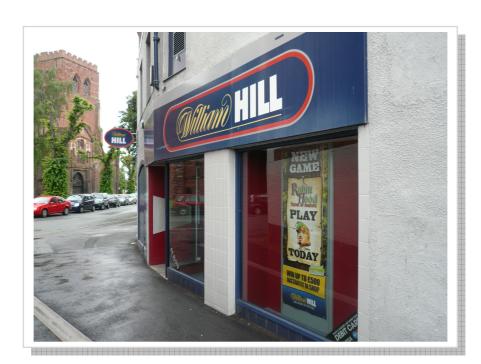


1A Horsefair Abbey Foregate Shrewsbury Shropshire SY3 7FA



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

Tel: 01743 297297 Fax: 01743 272123

28 High Street, Ironbridge, Telford, Shropshire TF8 7AD

Tel: 01952 459007 Fax: 01952 432325



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

ACCOMMODATION

All measurements are approximate.

1A Horsefair

Ground Floor Sales Area 1276 ft ² 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 with in 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.

Contact: James Evans BSc (Hons.) MRICS Spencer Evans Property Agents Ltd Estate House 46A Mardol Shrewsbury SY1 1PP

Email: info@spencerevans.co.uk

Telephone: 01743 297297



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