



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Ellesmere, 3a Scotland Street, SY12 0DE

Retail Premises – Leasehold or Freehold Available

Potential Residential conversion to the 1<sup>st</sup> Floor



### LOCATION

Ellesmere is a small market town in Shropshire and is located approximately 18 miles North West of Shrewsbury and 9 miles North East of Oswestry.

The property is situated in the market town of Ellesmere. The property is prominently positioned on Scotland Street, which is one of the principal retailing streets in the town.

The immediate area is predominantly local traders, with multiple occupiers being **TSB Bank, Rowlands Pharmacy** and **Co-operative Food**

### DESCRIPTION

The property comprises a two storey mid terraced building of brick construction with a flat roof. The available accommodation comprises a ground floor retail unit with ancillary storage.

The unit has been extended to provide a larger sales area and staff facilities.

The property is serviced to the front off Scotland Street and there is a double and single door access to the rear.

### ACCOMMODATION

The ground floor only retail unit provides the following approximate areas:-

Gross Frontage	11.00 m	36 ft 1 in
Sales Area	123.68 sq m	1,331sq ft
Sales Area ITZA	89.31 sq m	961sq ft
Ancillary Storage	30.50 sq m	328 sq ft
First Floor	114.5 sq m	1,231 sq ft
<b>Total</b>	<b>268.5 sq m</b>	<b>2,890 sq ft</b>

### TENURE/RENT/GUIDE PRICE

The premises are to be let by way of a new lease for a term of years to be agreed - **£17,500** per annum exclusive.

Alternatively the Freehold interest is available with vacant possession upon completion – offers invited in excess of **£250,000**.

### RATES

The information supplied by the Valuation Office Agency is as follows:

Rateable Value £17,750

Interested parties should verify this information with the local rating authority.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### EPC

C - 64

### VAT

All figures quoted are exclusive of, but may be liable to VAT at the standard rate

### VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

### CONTACT

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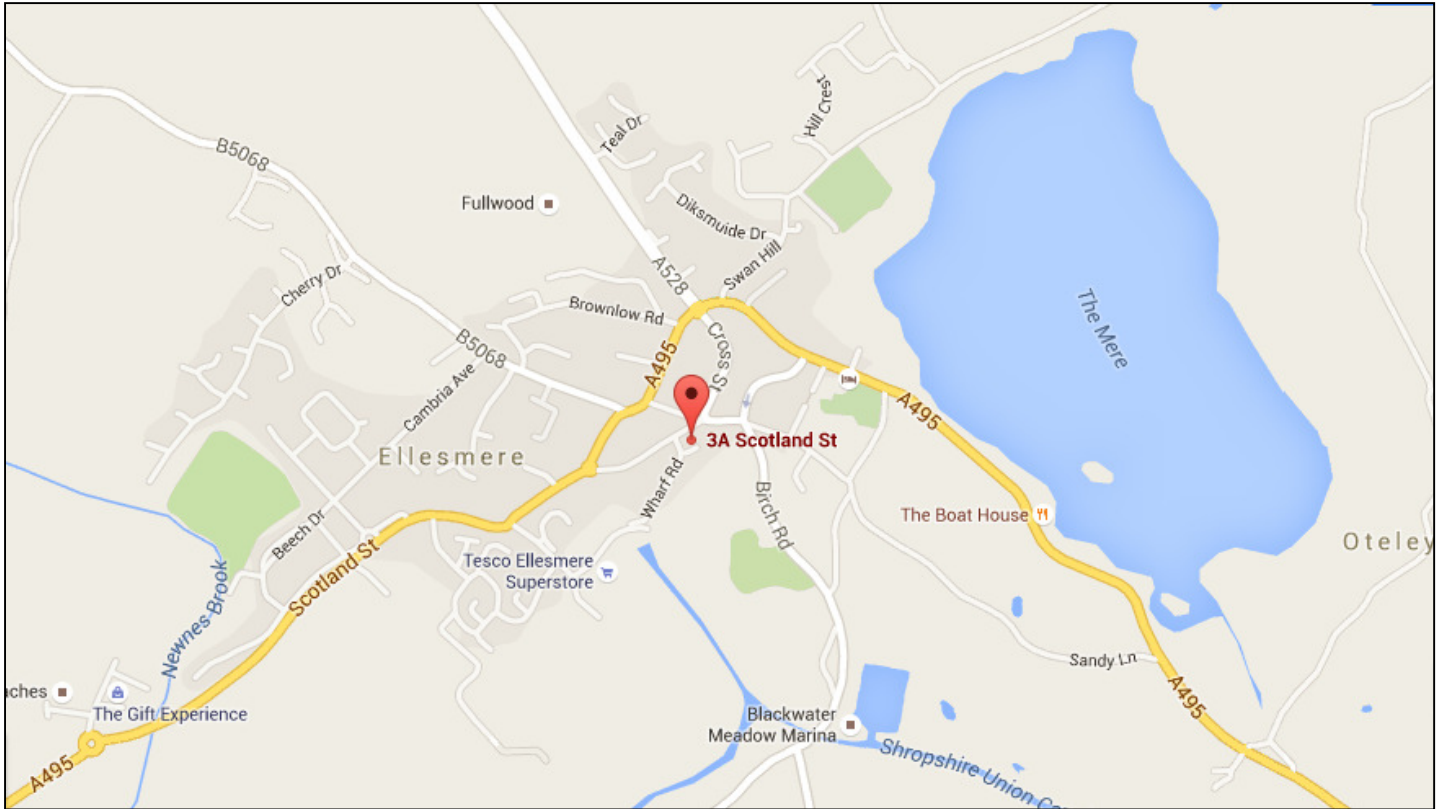
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