



TO LET/FOR SALE

42 HIGH STREET, WEM, SHROPSHIRE. SY14 5DG

- Town centre position, ideal for independent retailer or similar commercial business.
- Entire freehold for sale, to include separately let independent upper floor flat.
- Shop also available to let at £95 per week.
- **VIEWING – Celt Rowlands & Co. - 01691 659659 and Halls – 01743 236444.**

LOCATION

The Shropshire country town of Wem, in the North of the County between Shrewsbury and Whitchurch, has a population just in excess of 5,000, and a considerably larger retail catchment.

This terraced building of traditional construction, comprising the following accommodation:-

Ground Floor Shop (vacant)

Front internal width of	3.04m / 10'
Shop depth	20.46 m / 67'3"

Net Internal Floor Area Approximately and including rear storage area 48.6 m.sq. / 523 sq.ft.

WC with wash basin

Rear access off alleyway leading to side street.

First and Second Floor Apartment (let)

This independent first and second floor apartment, with independent rear stairway access, has two bedrooms, sitting room, kitchen and bathroom, and is let at a rental of £85 per week.

ASKING TERMS

The freehold interest is available at an asking price of region £110,000, and the shop is available to let at a rent of £95 per week exclusive, on terms to be agreed. The ingoing tenant is asked to contribute towards the landlord's reasonable legal costs in connection with the lease.

BUSINESS RATES

We understand from viewing the Valuation Office Agency web site that the Rateable Value is £3,400. Interested parties should contact the Local Authority (Shropshire Council – 0345 6789002) to establish the current rates payable, as we believe concessions may apply.

EPC

Rating 'D'.

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