

**42 High Street,
Whitchurch, Shropshire, SY13 1BB**

For Sale



**TOWN CENTRE SHOP, FLATS, LAND AND BUILDINGS
INVESTMENT / REDEVELOPMENT OPPORTUNITY**

- Shop let to established tenant
- Two vacant, self-contained flats
- Vacant first and second floor space with planning consent for conversion to two dwellings on part
- Detached garage / store building with development potential
- Car Parking to the rear for up to 10 cars
- Access from High Street and Newtown

£295,000



Chartered Surveyors • Estate Agents

01952 221220

www.barbers-online.co.uk

42 High Street
Whitchurch
Shropshire
SY11 1BB

Location

The property is situated in the town centre of Whitchurch fronting High Street with rear vehicular and pedestrian access to Newtown.

The frontage to High Street is part of the busy retail centre and the rear access from Newtown gives access to the car park and garage / store building and through to the High Street.

Description

The Grade II Listed property which is thought to have been constructed around 1904 as a hotel now comprises the established butchers shop, two self-contained flats, vacant first and second floor space, a vacant former stables used as a store and a car park.

The property offers considerable scope to enjoy the income from the shop and to refurbish the two flats and develop the vacant floor space and outbuilding to incorporate the car parking.

Accommodation

The property provides the following accommodation (all measurements are approximate):

Shop

Ground Floor

Sales area	42.44 sq m
Preparation Room	37.30 sq m
Cold room area	45.15 sq m
Manufacturing Room	38.61 sq m
Freezer Area	15.96 sq m
Bake House	24.67 sq m

First Floor

Two toilets	
Staff Room	10.64 sq m
Office	15.26 sq m

Basement

Cellar	25.83 sq m
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Vacant Space

Ground Floor

Store	30.8 sq m
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First Floor

Six rooms	164.89 sq m (total)
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Second Floor

Eight rooms	86.53 sq m (total)
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Garage / Store building	165.47 sq m
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Flat 1

First Floor: Entrance Hall, Kitchen / Living Room, Bedroom, Lobby, Bathroom with bath, wash hand basin and WC.

Flat 2

Second Floor: Entrance Hall, Living Room / Kitchen, Bedroom, Lobby, Bathroom with wash basin, WC and bath.

Car parking for approximately 10 cars.

Tenure

The property is of freehold tenure. It is understood there is a right of way in favour of the subject property over the land shown blue on the plan and that there is a right of way in favour of the adjoining property 40 High Street over the land shown green on the plan.

The shop is let to a Mr Alan Purcell for a term of 6 years from 2013 at a rent of £12,000 per annum exclusive. The lease is understood to be on a tenant's full repairing and insuring basis.

Planning Permission

Planning permission was granted on 13th August 2014 for the conversion of the redundant second floor to create two residential units. Listed building consent was granted at the same time. Reference 14/00375/FUL

Price

£295,000

Rateable Value and Council Tax

The Valuation Office Agency website gives the rateable value of the shop premises as £8,800 per annum. The garage/store has a rateable value of £3,650 per annum.

Flats 1 and 2 both have a council tax banding of A.

Local Authority

Shropshire Council
Shire Hall
Abbey Foregate
Shrewsbury
SY2 6ND
Tel: 0845 6789 003

Services

We understand that mains water, electricity, gas and drainage services are located to the property but not necessarily to all parts of it.

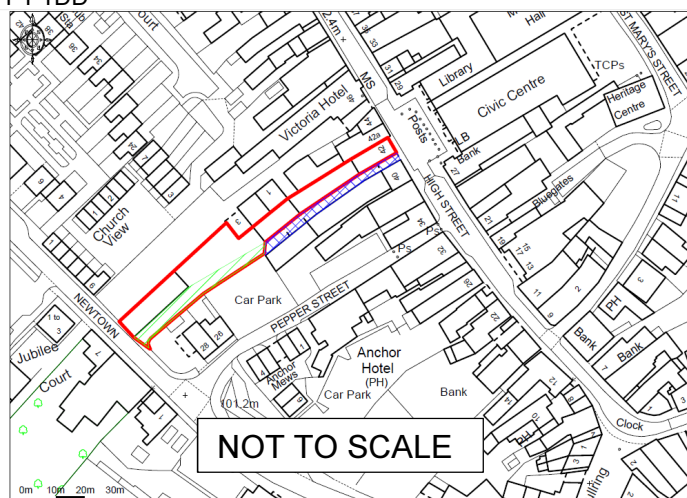
Viewing

Strictly by prior appointment with the sole agent, Barbers:

Tel: 01952 221220

Email: commercial@barbers-online.co.uk

1 Church Street
Wellington
Telford
Shropshire
TF1 1DD



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