

TO LET

THE KNOCKIN SHOP & FIRST FLOOR FLAT,
KNOCKIN, OSWESTRY, SHROPSHIRE, SY10 8HJ
(AS A WHOLE OR SEPARATELY)

Halls¹⁸⁴⁵

COMMERCIAL



PROMINENTLY LOCATED SHOP UNIT IN THE CENTRE OF THE SOUGHT - AFTER VILLAGE OF KNOCKIN WHICH HAS BEEN SUBJECT TO A HIGH QUALITY REFURBISHMENT

- Total Ground Floor Sales Area of 828 sq ft (76.95 sq m)
- Refurbished residential accommodation on the upper floor
- The property has the potential to lend itself to a variety of uses, subject to statutory consents including office use

Rent: £16,800 per annum
(The property is not elected for VAT)

halls.gb.com

01743 450 700

TO LET

The Knockin Shop & Post Office, Knockin, Oswestry, Shropshire SY10 8HJ

LOCATION

The property is prominently located fronting onto the B4396 in the centre of the village of Knockin. The popular village of Knockin is located just off the A5 Trunk Road and is located approximately 9 miles north of the county town of Shrewsbury and 7 miles south of the town of Oswestry.

The B4396 serves as a busy tourist route leading into Mid Wales and the Welsh coast. Knockin has a significant rural catchment area to add to the village trade.

DESCRIPTION

The property comprises of a prominently located commercial property that has been the subject of a high quality scheme of refurbishment works. The premises are arranged as part single and part two storey, and provide a former village shop premises with a residential one bed roomed flat above. The quality of the property can only be appreciated via an internal inspection.

The property has significant potential for a variety of alternative uses (subject to the receipt of any statutory consents). There is potential for the continued use of the property as a shop or as offices. Further details are available from the letting agents upon request.

The property provides a ground floor sales area of approximately 828 sq ft (76.95 sq m). The property has toilet facilities and a fantastic polish floor.

All parking is on street and the premises benefit from a wealth of potential, which can only be appreciated upon undertaking an internal inspection.

ACCOMMODATION

(All measurements are approximate)

COMMERCIAL	sq ft	m sq
GROUND FLOOR		
Sales Area	647	60.09
Staffroom	57	5.33
Office/Stores	124	11.53
Toilet		
COMMERCIAL/RESIDENTIAL		
GROUND FLOOR		
Reception Hallway/Utility	73.29	6.81
FIRST FLOOR		
Kitchen/Living/Dining Room	198.67	18.46
Bedroom/Office	117.06	10.87
Shower Room		

EPC

The flat has a rating of D (66)

The retail area has a rating of B (45)

RATEABLE VALUE/COUNCIL TAX

Prospective tenants should rely on their own enquiries.

Commercial property

Rateable Value 2019/20: £4,984

Rates Payable 2019/20: £2,447.14

However, the premises benefit from small business relief.

Residential/Council Tax

TBC

TENURE

The premises are offered to let on a New Tenants Full Repairing and Insuring lease for a length of term by negotiation. There will be rent reviews at three yearly intervals.

SERVICES

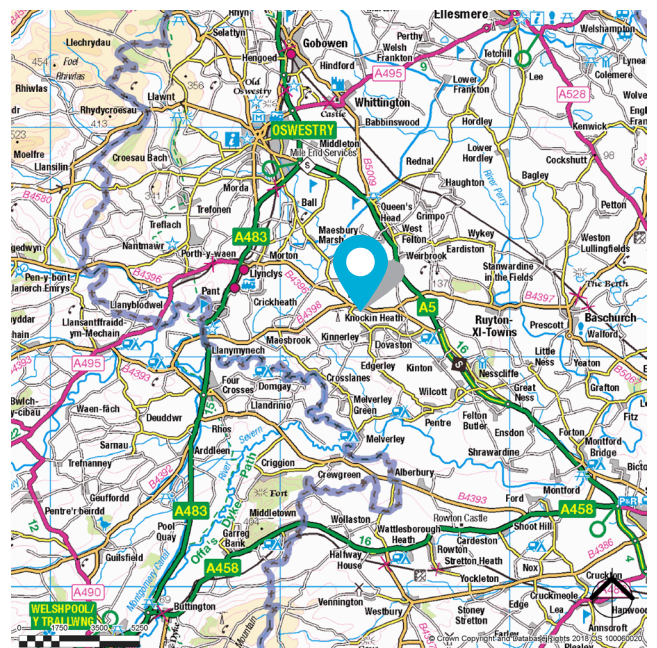
(Not tested at the time of our inspection.)

We understand that mains water, electricity and drainage are connected to the property (subject to any normal connection charges).

The shop benefits from an oil fired under floor heating system and the upper floor has an oil fired central heating system.

RENT

Rent: £16,800 per annum (exclusive) to be paid monthly in advance by direct debit.



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LOCAL AUTHORITY

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

FINANCIAL ACT 1989

Any intending tenant should satisfy themselves independently as to VAT in respect of the transaction. It is understood that the property is not elected for VAT. All figures in these particulars are quoted exclusive of VAT.

PLANNING

Prospective tenants should make their own enquiries.

The property would lend itself to a variety of uses, subject to statutory consents.

The ground floor property is understood to currently benefit from Use Class A1 (Retail) of The Town and Country Use Classes Order 1987. The first floor of the property benefits from residential usage.

LEGAL COSTS

The incoming tenant will be responsible for the landlords legal costs in approving the lease of the property.



01743 450700



RICS

the mark of
property
professionalism
worldwide

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