



FOR SALE

## 42 High Street

42 High Street, Wem, Shrewsbury SY4 5DG

Retail for sale, 583.94 sq ft, £110,000

To request a viewing call us on 01743 450 700

For more information visit <https://realla.co/m/33145-42-high-street-42-high-street>

# Halls

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Halls



### Retail for sale

The property comprises a self-contained ground floor shop unit, providing a Total Floor Area of approximately 54.25sq m (584sq ft) and a two bedroomed self-contained residential flat, which benefits from a separate ground floor entrance.

The shop is arranged to provide a sales area and preparation area at the rear.

#### Location

The property is situated fronting onto High Street in the Town Centre of Wem. Wem is an established market town and administrative centre, where all local amenities are available.

Wem is situated approximately 12.3 miles (19.8 km), from the County Town of Shrewsbury, from where the A5 gives access to Telford, the M54 and the wider motorway network.

The property fronts onto the High Street, which serves as the main retail destination for Wem and is a short walking distance from the main car park. Neighbouring occupiers include Natwest, the Relate Furniture Shop and the Town Hall.

Wem is a small market town in Shropshire, England. It is the administrative centre for the northern area committee of Shropshire Council, which has its headquarters at Edinburgh House in the centre of Wem.

(All measurements are approximate only)

#### Ground Floor

Front Sales Area 27.04sq m (291sq ft)

Rear Sales Area 19.86sq m (214sq ft)

Preparation Area 7.35sq m (79sq ft)

#### First Floor

Two Bedroomed Self-Contained FlatThe freehold is available to purchase, the residential flat is currently let on an Assured Shorthold Tenancy Agreement for £85 per calendar week.

The shop is currently let at a rent of £5,500 per annum.

We have made non-verbal enquiries to the local authority and have been advised as follows: -

Rateable Value: £3,150

(Due to small business relief there maybe no rates liability)

#### Council Tax

We have made non-verbal enquiries to the local authority and we understand that the flat is listed under A.

### More information

[Visit microsite](#)

<https://realla.co/m/33145-42-high-street-42-high-street>

### Contact us

Halls Commercial

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