

FOR SALE

TSR

TOWLER SHAW ROBERTS

VERSATILE RETAIL/OFFICE BUILDING IN PROMINENT TOWN CENTRE LOCATION



**8 CASTLE GATES
SHREWSBURY
SHROPSHIRE
SY1 2AE**

- Well located three story commercial property extending to approx. 640 sqft (59.58 sqm) having an attractive glazed frontage.
- Providing versatile accommodation having ground floor retail sales area with separate office and kitchen facilities on the upper floors.
- Occupying a sought-after town centre location in the immediate vicinity of Shrewsbury Railway Station and other amenities.
- Offers over **£100,000** are invited for the freehold interest with vacant possession upon completion.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a prominent location within Shrewsbury Town Centre fronting Castle Gates, being the main vehicular route through the town centre from the north west. The property is located in the immediate vicinity of the Shrewsbury Railway Station and a short walking distance of The Darwin Shopping Centre, Shrewsbury Library and Castle Museum, with on-street short stay car parking on Castle Gates nearby.

Shrewsbury is the County Town and administrative centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk road approximately 55 miles north west of Birmingham, 18 miles west of Telford and 40 miles south of Chester.

The town is experiencing rapid growth and offers a unique blend of cultural, educational, and economic opportunities in one of the most beautiful parts of the country with excellent road and rail communications.

Description

The property comprises a 3-story commercial property of traditional brick construction extending to approx. 640 sqft (59.58 sqm). The property provides versatile accommodation having ground floor retail sales area, with office and kitchenette facilities on the upper two floors.

The property is fitted out to a modern standard with carpeted floors fluorescent lighting, with a mixture of gas fired radiator and electric heating and includes a small enclosed yard area to the rear.

The property has operated as a taxi office for a number of years and offers scope for a range of retail and other similar uses, subject to planning

Accommodation

	Sqft	Sqm
Ground Floor		
Internal Width - 4.14m		
Shop Depth - 6.08m		
Sales Area	232	21.64
Steps down to W.C and rear courtyard		
First Floor		
Landing/ Kitchen Area	107	9.96
Front Office	115	10.67
Second Floor		
Front Office		
W.C facilities	186	17.31
Total	640	59.58

Services (Not Checked or Tested)

Mains water, electricity and drainage services are understood to be available in the vicinity of the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

Energy Performance Rating

Energy Performance Rating: E (101)

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at

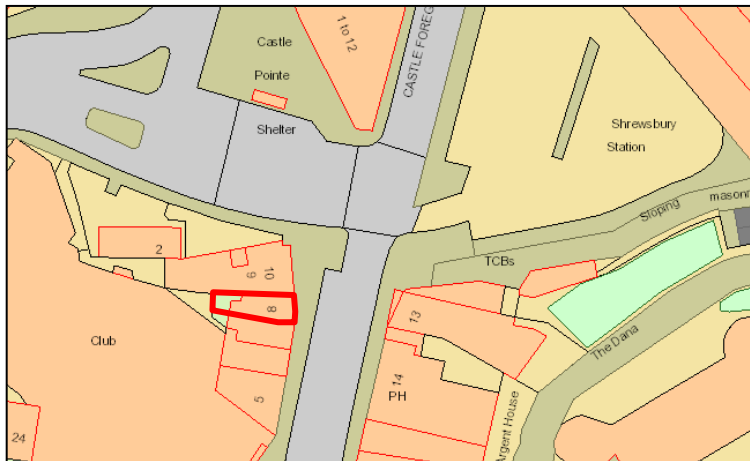
Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

Towler Shaw Roberts is a Limited Liability Partnership Registered in England and Wales No. OC30592-4



For Reference purpose only

Scale: Not to Scale

Tenure

The property is offered For Sale by private treaty inviting offers over **£100,000** for the freehold interest with vacant possession

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Shop and Premises

Current Rateable Value – £4,800

Rateable Value from 1st April 2023 - £5,900

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. TEL: 0345 678 9000.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Vendor has not elected to charge VAT on the property at the present time.

Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

Viewing

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

March 2023

Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."