

FOR SALE

TSR

TOWLER SHAW ROBERTS

ATTRACTIVE MIXED-USE PROPERTY IN CONVENIENT TOWN CENTRE LOCATION



**3 MEADOW PLACE
SHREWSBURY
SHROPSHIRE
SY1 1PD**

- Modern 3 storey mixed use property comprising ground floor retail lock-up unit with separate self-contained one-bedroom residential apartment above.
- Occupying a convenient town centre location within a short walking distance of the main railway station and other amenities.
- Well-appointed accommodation providing an attractive investment opportunity or for owner occupation.
- Offers in the region of **£150,000** are invited for the freehold interest with benefit of existing tenancy in the ground floor retail unit, and subject to an AST tenancy of the residential apartment above.

Call **01743 243900**

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property is conveniently located fronting Meadow Place, close to Gala Bingo and a variety of independent retail outlets along Castle Gates. Meadow Place provides a busy pedestrian thoroughfare between the Shrewsbury Bus Station, Railway Station and the Town Centre.

The Darwin Shopping Centre, Shrewsbury Library and Castle Museum are within close proximity with on-street short stay car parking in Castle Gates nearby.

Shrewsbury is the historic County Town and administration centre of Shropshire strategically located at the intersection of the main A49 and A5 trunk roads, approximately 55 miles to the northwest of Birmingham, Telford is approximately 18 miles to the east whilst Chester is approximately 40 miles to the north.

Description

The property comprises a attractive 3 storey mixed-use building of modern brick construction beneath a tiled pitched roof.

The ground floor comprises a well-presented self-contained retail shop extending to approx. 274 sqft (25.47 sqm) providing versatile accommodation having large glazed display frontage with fitted security shutter, rear kitchen/store room and internal WC facility.

The upper floors comprise a recently refurbished self-contained residential apartment providing modern accommodation with fitted kitchen, living room, bedroom and bathroom having gas fired radiator central heating and fitted carpeting throughout. The apartment also has the benefit of a small private courtyard area at the rear with access via a pedestrian walkway from Castle Gates.

The apartment is currently let on an Assured Shorthold Tenancy at a rent of £450 pcm which was set in December 2016 and now offers scope for an uplift.

The commercial unit is currently let on a term of 5 Years from 17th May 2023 to The Good Egg Bakes, at a rent of £5,000 per annum exclusive.

Accommodation

	Sqm	Sqft
Ground Floor Retail Unit		
Retail/Sales Area	17.37	187
Kitchen/ Storage Area	8.1	87
Separate WC		
Total	25.47	274

First & Second Floor Residential

Apartment comprising:

Living Room
Fitted Kitchen
Bedroom
Bathroom

External – Rear courtyard/seating area

Services (Not Checked or Tested)

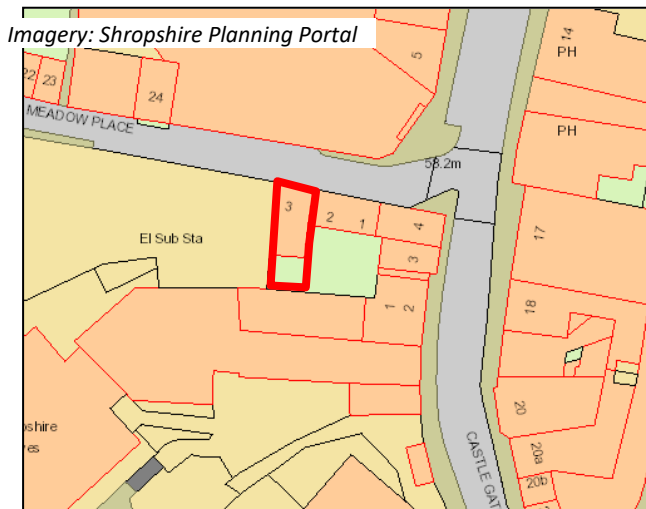
It is understood that mains water, electricity and drainage services are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Guide Price

Offers in the region of **£150,000** are invited for the freehold interest with benefit of the existing tenancy of the ground floor retail unit, and subject to an AST tenancy of the residential apartment above.

Energy Performance Rating

Energy Performance Rating:
Ground Floor – C (73)
First & Second Floor - TBC



For Reference purpose only

Scale: Not to Scale

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Shop and premises
Current Rateable Value - £3,550

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.

Council Tax

The Apartment has been separately assessed to be in Council Tax Band A

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

Legal Costs

Each party is to be responsible for their own legal costs in connection with the transaction.

VAT

All costs / prices are exclusive of but subject to VAT if applicable.

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.

January/ amended May 2023

TSR House

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Tel: 01743 243900

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
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Also at

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Important Notice

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