

FOR SALE

TSR

TOWLER SHAW ROBERTS

SPACIOUS SINGLE STOREY RETAIL/WAREHOUSE PREMISES OCCUPYING A PROMINENT TOWN CENTRE LOCATION



**REAR OF 17 HIGH
STREET**

WEM

SHREWSBURY

SY4 5AA

- Spacious single storey retail/warehouse premises with rear preparation/storage area extending in total to approx. 2,655 sqft (246.72 sqm).
- Versatile accommodation providing large open plan sales area with ancillary storage and loading facilities offering scope for a variety of uses, (subject to planning).
- Ideally located in the heart of Wem adjacent to the town's large public car park and the Co-op Supermarket.
- Offers in the region of **£175,000** 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 trading location in the town centre of Wem fronting the main public car park and close to the Co-op Supermarket, Post Office and a small parade of local retailers nearby.

Wem is an attractive market town set in the heart of North Shropshire accessible via the B5063, B5065 and B5476 being approximately 2 miles west of the main A49 trunk road providing access to Shrewsbury and Telford to the south and Whitchurch and Wrexham to the north.

Description

The property comprises a spacious single storey retail/warehouse unit providing predominantly open-plan accommodation extending to approx. 2,665 sqft (246.72 sqm) with loading and car parking facilities at the front. The premises have been fitted out to a modern standard having suspended ceiling with inset LED lighting with extensive storage facilities at the rear including a mezzanine area.

The premises are considered suitable for a variety of uses subject to planning.

Accommodation

	Sqm	Sqft
Ground Floor		
Main Retail/Sales Area	157.34	1,693
Rear Store Room 1	50.16	540
Rear Store Room 2	7.03	75
Kitchenette	8.16	88
W.C.		
Mezzanine Level:		
Storage	24.03	259
Total	246.72	2,665

Services (Not Checked or Tested)

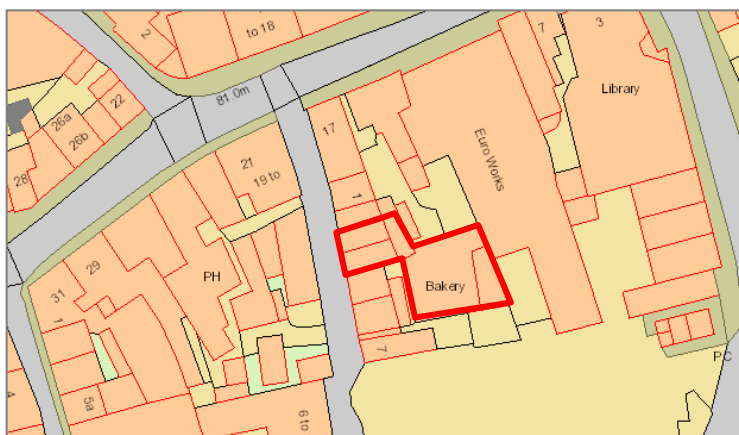
Mains electricity, water, gas and drainage services are understood to be connected or available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Energy Performance Rating

Energy Performance Rating: E (110)

Tenure

The property is offered For Sale by private treaty inviting offers in the region of **£175,000** for the freehold interest with vacant possession upon completion.



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 – £7,700

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.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

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.

August 2023

TSR House

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Also at

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Important Notice

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