



Commercial Retail Unit/Shop

Central Village Location

2 Double Bedrooms

Residential Apartment Above

Run Your Own Business From Home

Within Walking Distance Of Village Amenities

**3 The Cross, Church Street
Malpas SY14 8NU**

Offers in the Region Of £295,000



Attention all you budding entrepreneurs!

This is a fine opportunity to run your own business from home as this Grade II Listed shop (in a conservation area) in the heart of Malpas has independent living accommodation above, in the form of an apartment spread over 2 further floors.

The retail area on the ground floor faces Church Street, has a full glass frontage and includes a small kitchen area and cloakroom/WC at the rear. Upstairs, the apartment has a spacious living room and a separate kitchen diner, whilst on the top floor there are 2 bedrooms and a bathroom. The compact rear yard has a small seating area, dustbin storage and shared pedestrian access to adjoining properties.

It commands far reaching views above the rooftops from the upper floor over countryside in the distance, although in reality it is within a stone's throw of the village obelisk and is thus within walking distance of village amenities including local shops, doctors, dentists, sporting facilities, restaurants and pubs. It is also within the catchment area for the highly acclaimed Bishop Heber High School.

One of the main attractions of living in Malpas is the fast road link to the nearby market town of Whitchurch in the south, Wrexham to the west and the city of Chester to the north.

There is a real sense of 'community' here and there is very pretty surrounding countryside with the foothills of Wales to the west. Undoubtedly this is one of the reasons why Malpas has just been named as one of the best places to live in the UK according to the Sunday Times!

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



GROUND FLOOR

Shop/Retail Area 22' 6" into bay x 14' 0" (6.85m into bay x 4.26m)

Front facing bay window, laminate flooring and trap door providing access to: -

Cellar 18' 6" x 12' 6" (5.63m x 3.81m)

Vaulted ceiling and maximum headroom 7' 6" (2.28m).

Retail Kitchen Area 6' 3" x 5' 8" (1.90m x 1.73m)

Circular stainless steel sink inset in base unit with electric water heater above, wall cupboard and laminate flooring.

Cloakroom 7' 1" x 2' 11" (2.16m x 0.89m)

Extractor fan, pedestal wash hand basin and close coupled WC.

Rear Lobby 5' 10" x 3' 0" (1.78m x 0.91m)

External door to rear yard, slim line electric panel heater and staircase to first floor.

FIRST FLOOR

Landing 1 13' 4" x 5' 5" (4.06m x 1.65m)

Staircase to second floor.

Living Room 14' 4" x 12' 3" (4.37m x 3.73m)

Extensive range of bookshelves. Radiator.

Kitchen/Diner 11' 7" x 10' 7" (3.53m x 3.22m)

Stainless steel sink and drainer inset in base unit with plumbing for washing machine and cupboards below, further base unit incorporating 4 ring electric hob with electric oven and grill below, wall cupboards, plate rack, laminate flooring and integral upright fridge/freezer.

SECOND FLOOR

Landing 2 13' 3" x 5' 4" (4.04m x 1.62m)

Range of fitted storage cupboards.

Bedroom 1 12' 3" x 12' 0" (3.73m x 3.65m)

Slim line electric panel heater and range of fitted wardrobes.

Bedroom 2 11' 8" x 8' 2" (3.55m x 2.49m)

Fitted desk/dressing table.

Bathroom 8' 6" x 5' 2" (2.59m x 1.57m)

Panelled bath with mixer tap and shower attachment, wash hand basin in vanity unit with drawers below, close coupled WC, slim line electric panel heater, part tiled walls and double glazed Velux roof skylight window.

OUTSIDE

Easily managed enclosed rear yard with artificial lawn, seating area and dustbin storage.

Services

Mains water, electricity and drainage. The electricity is separately metered for the shop and the apartment.

Tenure

Freehold.

Business Rates & Council Tax

The shop/retail area has a rateable value of £5,600. The apartment has a Council Tax Band of A.

Agents Note 1

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

Agents Note 2

The business can be bought as a going concern by separate negotiation.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions: From Whitchurch head North along A41, out of the town and into Grindley Brook. Turn left at The Horse and Jockey public house and follow the lane (B5395) for about 3.5 miles into Malpas. Turn left at the obelisk into Church Street and the property is located after a very short distance on the left hand side.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



Referral Arrangements: We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

