

# FOR SALE

# TSR

TOWLER SHAW ROBERTS

## ATTRACTIVE MIXED-USE GRADE II LISTED INVESTMENT PROPERTY IN CONVENIENT TOWN CENTRE LOCATION



5-7 ST MARY'S  
STREET  
NEWPORT  
SHROPSHIRE  
TF10 7AF

- Traditional Grade II Listed 3 storey mixed-use investment property comprising ground and first floor hair & beauty salon with separate self-contained two-bedroom residential apartment above.
- Occupying an established retail location in Newport town centre with on-street parking and other amenities nearby.
- Recently refurbished and well-appointed accommodation providing an attractive investment opportunity producing a current annual rental income of £15,800 rising to £16,100 pa in January 2024.
- Offers in the region of **£220,000** are invited for the freehold interest subject to and with the benefit of the existing tenancies.

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

This property occupies a highly sought after location in Newport town centre amongst a variety of national and independent traders including: Lloyds Bank, Greggs, Boots Pharmacy and Tylers Electrical. On street car parking is available in St. Mary's Street with various public car parks close by.

Newport is a busy and popular Market Town within the Telford and Wrekin conurbation, situated approximately 6 miles north of Telford, 25 miles north east of Shrewsbury and 10 miles north of the M54 motorway.

The town supports a range of national and independent retailers and is close to the world-renowned Harper Evans University supporting in excess of 4,000 students. On the fringe of the town centre is the new Newport Innovation Park which will provide a wealth of job opportunities as well as attracting inward investment to the local area.

## Description

The property comprises an attractive 3-storey Grade II listed period property of traditional brick construction beneath a slate pitched roof.

The property has been tastefully refurbished and comprises a hair and beauty salon on the ground and first floor have an attractive period frontage with separate kitchenette and WC facilities.

There is a separate self-contained apartment on the upper floors comprising living room, fitted kitchen, 2 bedrooms and separate bathroom having electric heating and fitted carpeting throughout.

## Accommodation

	Sqm	Sqft
<b>Ground Floor Hair &amp; Beauty Salon</b>		
Front Sales Area	26.37	284
Storeroom	2.29	25
<b>First Floor</b>		
Treatment Room	11.18	120
Tea Point		
W/C		
<b>Total</b>	<b>39.84</b>	<b>429</b>

### First and Second Floor Residential Apartment

Living Room – 3.73m x 4.00m  
Fitted Kitchen – 2.30m x 1.50m  
Bedroom – 2.26m x 2.41m  
Bedroom 2 – 3.62m x 3.41m  
Bathroom – Comprising panelled bath, wash hand basin and W/C facilities.

### 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.

## Tenancy Details

Description	Tenancy	Annual Rent
Ground and First Floor Hair & Beauty salon	6 year lease from 1 <sup>st</sup> January 2023 subject to 3 year rent review.  Tenant break option at the end 2 <sup>nd</sup> year	Year 1 – £8,700 p.a
		Years 2&3 - £9,120 p.a
First and Second Floor Apartment	6 month AST from 1 <sup>st</sup> August 2022	£7,140 p.a
	<b>Total Income</b>	<b>£15,800 p.a</b>

## Guide Price

Offers in the region of **£220,000** are invited for the freehold interest with benefit of the existing tenant on the ground floor, and subject to an AST tenancy of the residential apartment above.

### TSR House

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

Also at

### Unit 8, Hollinswood Court

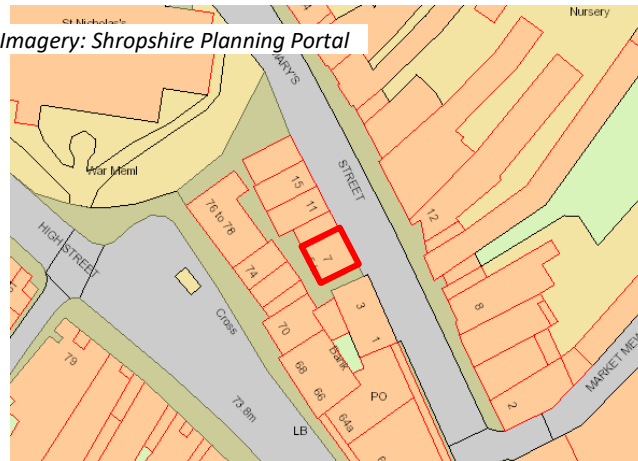
**Stafford Court, Telford, Shropshire TF3 3DE**  
Tel: 01952 210222

Also at

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

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Imagery: Shropshire Planning Portal



For Reference purpose only

Scale: Not to Scale

## Energy Performance Rating

Energy Performance Rating:

Ground & First Floor Salon – C (59)

First & Second Floor Apartment – E (49)

## 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 – £5,200

Rateable Value From 1<sup>st</sup> April 2023 - £8,500

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

Telford and Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT.

## 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 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."