

FOR SALE

46 Church Street, Bishops Castle, SY9 5AE



Halls 1845



FOR SALE

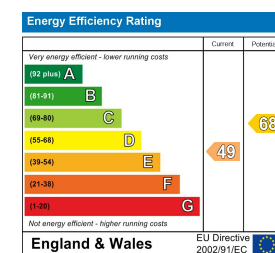
Offers in the region of

46 Church Street, Bishops Castle, SY9 5AE

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



England & Wales EU Directive 2002/91/EC



01588 638 755

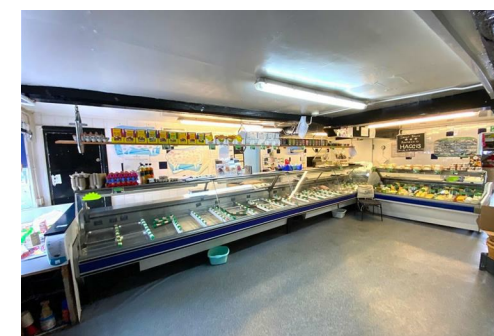
Bishops Castle Sales

33b Church Street, Bishops Castle, Shropshire, SY9 5AD

E: bishopscastle@hallsgb.com



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Residential / Fine Art / Rural Professional / Auctions / Commercial



1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- Traditional butchers/grocery shop
- Premises for sale including equipment
- Extensive retail & preparation areas
- Excellent access to large rear yard and prep building
- Main street location
- Spacious 1 bedroom flat with separate access
- Requiring some updating

GENERAL REMARKS

The premises has been used as a well established and long running business which has traded as a butchers shop for many decades. Available with its equipment, the building offers spacious accommodation which to the ground floor, extends to 1700 square feet, including the separate food preparation and refrigerated building, retail sales area (455sq ft) 2 No. cold rooms, cutting/prep rooms and a large private yard and parking to the rear.

This is a unique opportunity to acquire a vibrant local neighbourhood shop in a main street location which has had an approximate turnover of around £205,000 pa. It currently serves the local community with all manner of meat, groceries, vegetables, cheeses and other local produce.

In addition to the shop, is a first floor vacant residential flat which has its own separate street access and whilst requiring some modernisation, would provide spacious accommodation to let or as an on-site live in apartment.

Overall, this is a superb retail outlet and flat with proven commercial history and awaiting its next proprietor to take it on to the next level with excellent potential to expand and modernise into established and new lines of business.

SITUATION

The property is located on Church Street, forming the main retail area of the town. It has direct street frontage in a level location with rear access to a large concrete yard. Bishops Castle is a vibrant market town which serves a wider, rural area together with many visitors who come to explore this beautiful area. The larger towns of Shrewsbury and Ludlow are approximately 22 miles and 18 miles distant.

ACCOMMODATION

With direct access from the pavement, the accommodation briefly comprises:

RETAIL SALES

26'0" x 17'11" (7.92m x 5.46m)
An excellent space with a double fronted, glazed display to the main street, tiled floors and walls, three glazed refrigerated counter displays and one refrigerated open display together with usual shop equipment.
Access to:

COLD ROOM 1

8'4" x 6'0" (2.54m x 1.83m)
Access from shop to the:

CUTTING/PREPARATION ROOM

29'6" x 12'0" (8.99m x 3.66m)
Tiled floor and sealed wall lining, range of butchers equipment including processor, stainless steel tables and sinks, fridges, tools etc.

COLD ROOM 2

12'9" x 8'9" (3.89m x 2.67m)
Chequer plate floor and hanging rail

STAFF WC

Quarry tiled floor, sink and hot water cylinder.

REAR YARD

A large concrete yard approached from the rear over the general car park also at the rear, with gated access and private parking. Located to one side is a further detached building divided into:

FOOD PREPARATION

17'11" x 17'10" (5.46m x 5.44m)
Quarry tiled floor, bread ovens, 'humidair' proofing cabinet, lined walls, stainless steel sink unit.

COLD ROOM 3

17'3" x 9'3" (5.26m x 2.82m)
Quarry tiled floor, smoking cabinet.

RESIDENTIAL FLAT

Separate access from the main street (or shop) to a lobby and stairs up to a:

LANDING

Fitted carpet, night storage heater, airing cupboard with hot water cylinder and immersion heater.

BATHROOM

7'11" x 5'6" (2.41m x 1.68m)
W.C., panelled bath and wash basin, extractor, wood floor.

KITCHEN/DINER

19'6" x 7'7" (5.94m x 2.31m)
Extending to 12' L-Shaped

Night storage heater, part fitted carpet and part wood floor, stainless steel sink unit, base and wall units with double oven and ceramic hob and with rearward views beyond the town.

BEDROOM

14'3" x 12'7" (4.34m x 3.84m)
Fitted carpet and night storage heater.

LIVING ROOM

18'10" x 13'3" (5.74m x 4.04m)
Window to front street, fitted carpet, night storage heater and mock fireplace.

NOTE: Subject to any necessary consents, it is believed that the flat could be altered to provide two bedrooms in total.

SERVICES

Mains water, electricity and drainage are connected.

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

RATEABLE VALUE

£6000 from 1st April 2023.

COUNCIL TAX

The flat is Band A.

ENERGY PERFORMANCE

Commercial shop is rated C
Residential flat is rated E

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.