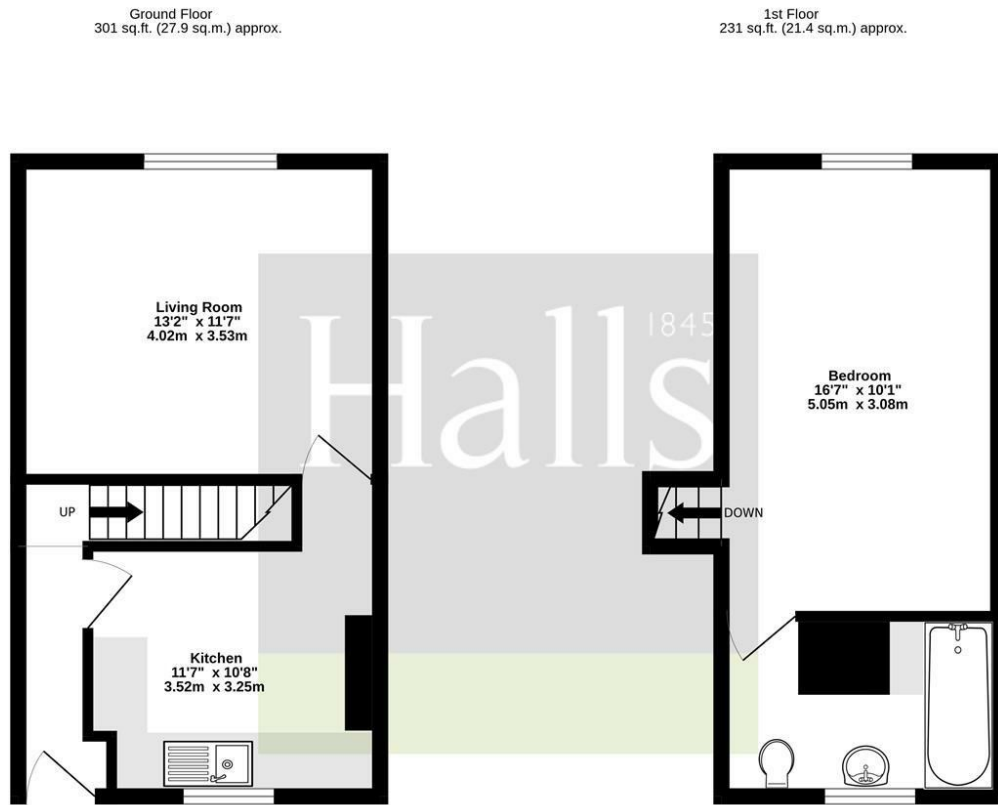


FOR SALE

16 Market Street, Ellesmere, SY12 0AN



TOTAL FLOOR AREA : 531 sq.ft. (49.4 sq.m.) approx.
 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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FOR SALE

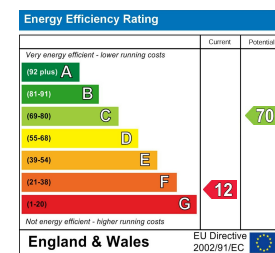
Offers In The Region Of £135,000

16 Market Street, Ellesmere, SY12 0AN

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



A part residential/part commercial premises comprising a one-bedroom maisonette along with a ground floor commercial premises, offering a potential yield of circa 8% and conveniently situated in the heart of the north Shropshire town of Ellesmere.



01691 622 602

Ellesmere Sales
 The Square, Ellesmere, Shropshire, SY12 0AW
 E: ellesmere@hallsgb.com



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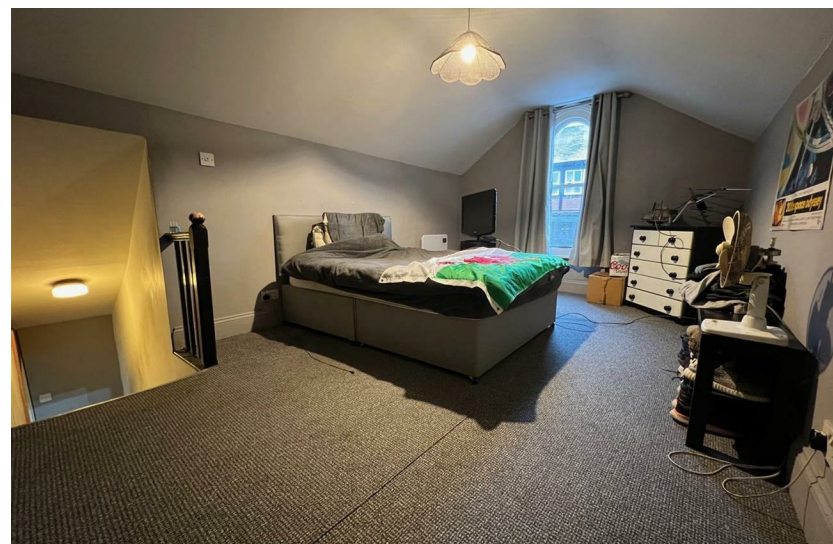
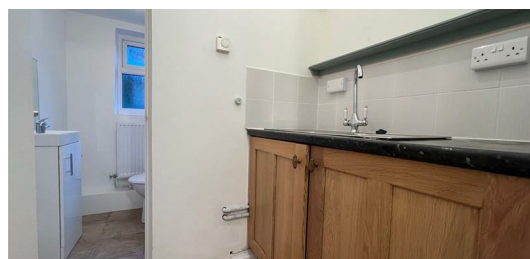
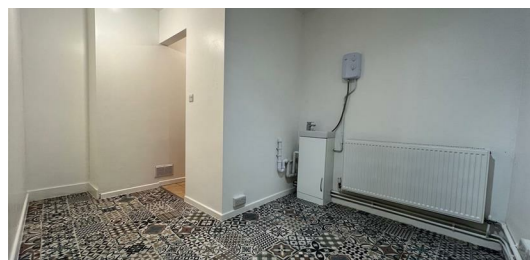
1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- Investment Opportunity
- Residential Maisonette with Tenant in Situ
- Ground Floor Commercial Premises
- Anticipated Gross Yield of Circa 8%
- Rear Courtyard
- Town Centre Location

DESCRIPTION

Halls are delighted with instructions to offer 16 Market Street, Ellesmere for sale by private treaty.

16 Market Street is a part residential/part commercial premises comprising a one-bedroom residential maisonette along with a ground floor commercial premises, offering a potential yield of circa 8% and conveniently situated in the heart of the north Shropshire town of Ellesmere.

The ground floor commercial premises offer a versatile space with potential for a variety of uses (LA consent permitting), with an anticipated gross rent of £5,400 pa. (The suggested rental figure is offered as an expected guideline and does not constitute formal advice)

Situated above the commercial premises, on the first and second floor, and independently accessed, is a one-bedroom maisonette which is offered with a tenant in situ at a per calendar month rent of £450.

Thus, the building is anticipated to return a gross yield of circa 8% pa

Externally, the property enjoys a rear courtyard accessed via the right of the property, which comprises a brick-built storage shed (requiring some attention) and the staircase to the residential maisonette.

The sale of 16 Market Street does, therefore, offer the rare opportunity for purchasers to acquire a conveniently situated part residential/part commercial premises and will be of particular interest to investors seeking a generous yield.

THE ACCOMMODATION COMPRISES:

GROUND FLOOR COMMERCIAL PREMISES

Entered through a wooden front door in to a:

FRONT RETAIL SPACE

Large glass frontage onto Market St, decorative vinyl flooring, a doorway leading to the:

REAR RETAIL SPACE

Decorative flooring, wall mounted sink with storage cupboard below and wall mounted electric Tritan shower, with a walkway leading through to the:

KITCHENETTE

Tiled flooring, cupboards with roll topped work surface and stainless steel sink above, and a door leading into the:

CLOAKROOM

A continuation of the tiled flooring, UPVC double glazed window on to rear elevation, wall mounted sink with cupboards below, low flush WC and recently installed Vokera boiler.

16A MARKET STREET (RESIDENTIAL MAISONETTE)

Is approached via a spiral staircase which leads to a UPVC door with opaque glazed panel in to an:

ENTRANCE HALL

Fitted carpet as laid, a door leading in to the carpeted stairs with a further door in to the:

KITCHEN

Vinyl flooring, UPVC double glazed window on to front elevations, a selection of base units with roll topped work surfaces above with planned space for appliances, an inset stainless steel sink with draining area to one side and (H&C) mixer tap above, a doorway leading in to the:

LIVING ROOM

Fitted carpet as laid, UPVC double glazed window on to front elevation.

Carpeted stairs lead from the Entrance Hallway up to the:

BEDROOM

Fitted carpet as laid, single glazed window on to front elevation and a door in to the under eaves storage, a further doors leads to the:

BATHROOM

Fitted carpet as laid, UPVC double glazed window on to rear elevation, partly tiled walls and a bathroom suite to include, panelled bath (H&C) with shelving to one end and flanked by a further storage cupboard housing the hot water cylinder, a pedestal hand basin (H&C) and a low flush WC.

N.B.

The current tenant has been in residence for a significant amount of time and would hope to remain in situ. The rent is currently £450pcm.

SERVICES

We understand that the property has the benefit of mains of mains water, electricity and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX/ RATEABLE VALUE

The residential property 16A Market Street property is in Band 'A' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.