



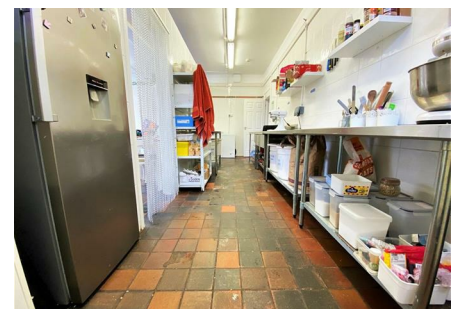
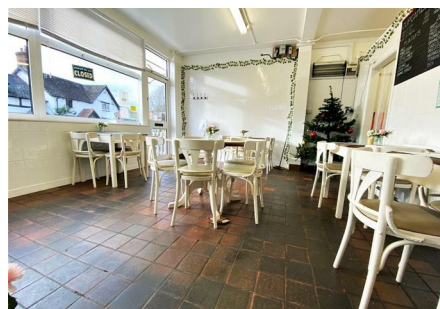
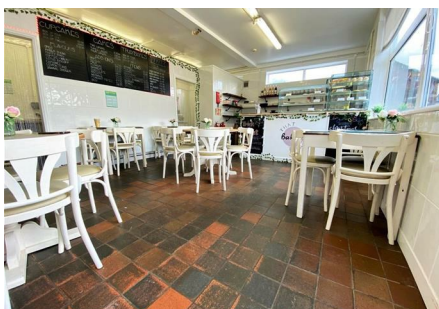
TO LET

£750 Per Calendar Month

**27A Shrewsbury Road, Cockshutt, Nr Ellesmere,
SY12 0JE**

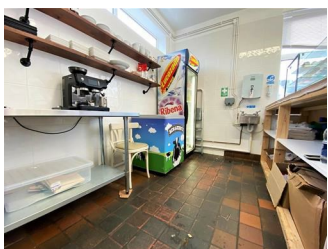
A versatile commercial premises benefitting from valuable A5 planning consent for the running of a HOT FOOD TAKEAWAY. Enviably situated within the village of Cockshutt and boasting ample parking.

Ready for immediate occupation.



TO LET

Ellesmere (5 miles), Wem (6 miles), Shrewsbury (12 miles)
(All Distances Approximate)



- Prominently Located
- Parking for Staff
- Customer Parking
- Rear Yard
- Popular Village Location
- Sui Generis Class

DESCRIPTION

The opportunity comprises a versatile commercial premises located within a prominent, and highly visible, village setting.

SITUATION

27a Shrewsbury Road is situated on the outskirts of the village of Cockshutt, approximately 5 miles south of the popular North Shropshire lakeland town of Ellesmere. Cockshutt has local facilities to include a Parish Church, Primary School, Public House and thriving Village Hall. The larger North Shropshire towns of Ellesmere (5 miles) and Wem (6 miles) are both, also, within easy motoring distance and both have an excellent range of local shopping, recreational and educational facilities. The county town of Shrewsbury is, also, only 12 miles away and has a more comprehensive range of amenities of all kinds.

THE PREMISES COMPRISES:

A front entrance door opening in to the:

SHOP FLOOR

23'0" x 11'10" (7 x 3.6)

With a tiled floor and walls, windows to front elevation and two doorways through to the:

PREPARATION ROOM

23'0" x 8'2" (7 x 2.5)

With a continuation of the tiled flooring and walls, a stainless steel sink, door to side elevation leading out to the drive and a further door leading to the:

REAR ENTRANCE HALL

With a tiled floor, radiator, external rear entrance door and a door in to an:

OFFICE

7'6" x 5'6" (2.294 x 1.687)

With a continuation of the tiled floor, double glazed window to rear elevation, radiator, wall mounted Ferroli i25 LPG gas fired boiler.

A further door leads from the Rear Entrance Hall in to a:

WC

5'1" x 3'8" (1.56 x 1.13)

With a hand basin (H&C), low flush WC, double glazed opaque window to rear elevation and a radiator.



OUTSIDE

Directly to the rear of the property is a gravelled sitting area with a gas storage tank and a general storage shed. The gravelled area continues around the side, providing parking space for staff etc.

The lay-by directly to the front of the shop is included as parking for customers etc.

OFFICE

7'7" x 5'7" (2.32 x 1.70)

RATEABLE VALUE

Small business rates relief may be available. Prospective tenants should make their own enquiries.

EPC

Available upon request from the agents

SERVICES

(Not tested at the time of our inspection). Mains electricity, water and drainage are understood to be connected to the property.

VAT

All prices and figures are quoted exclusive of VAT.

TENURE

The property is available on a Fully Repairing and Insuring Lease for a ten year term.

LEGAL COSTS

Each party will be responsible for their own legal costs.

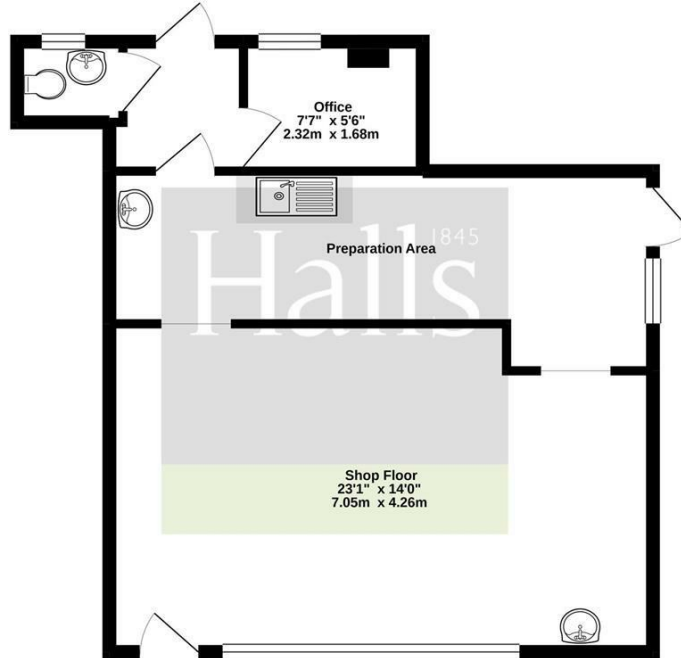
FINANCIAL ACT 1989

Unless otherwise stated all prices and rents quotes are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of any transaction.

VIEWING

Strictly by prior appointment with the Sole Agent. For more information or to arrange a viewing please contact Halls on 01691 622602

Ground Floor
559 sq.ft. (51.9 sq.m.) approx.

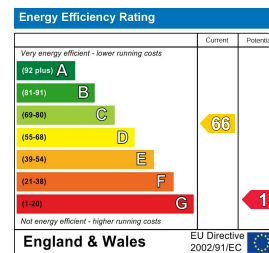


TOTAL FLOOR AREA: 559 sq ft. (51.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 is given as to their operability or efficiency on the given date.
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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 Ratings



01691 622 602

Ellesmere Lettings
Ellesmere, Shropshire, SY12 0AW
ellesmerelettings@hallsgb.com



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