

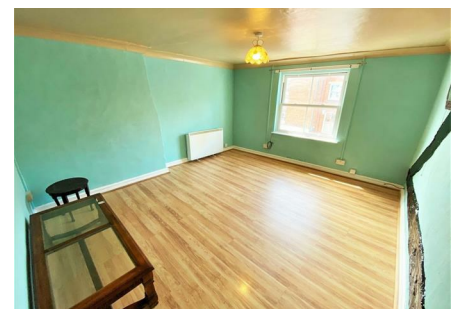


FOR SALE

Offers in the region of £210,000

6 Cross Street, Ellesmere, Shropshire, SY12 0AR

A substantial mixed-use residential/commercial Grade II listed period town centre building comprising a one-bedroom second floor apartment and around 3,500 sq ft of commercial space with excellent frontage; fully tenanted and providing a gross yield of circa 12% within a prominent town centre location.



Oswestry (8 miles), Whitchurch (12 miles), Shrewsbury (17 miles).

All distances approximate.



- **Mixed-use Premises**
- **Approx. 3,500 sq ft of Commercial Space**
- **One Bedroom Apartment**
- **Gross yield of circa 12%**
- **Fully Tenanted**
- **Prominent Town Centre Location**

DESCRIPTION

Halls are delighted with instructions to offer 6 Cross Street in Ellesmere for sale by private treaty.

6 Cross Street is a substantial mixed used Grade II listed period building prominently situated within the heart of Ellesmere's thriving town centre. The property provides around 4,000 sq ft of versatile accommodation comprising a one-bedroom second floor apartment extending to around 470 sq ft, along with three storeys of commercial space (including a cellar) which extends to approximately 3,500 sq ft.

Both elements of the property are currently tenanted with a combined per annum rent of £25,500, thus providing investors with an attractive gross yield of circa 12%.

SITUATION

6 Cross Street lies at the centre of Ellesmere's thriving town centre, which, with its varied selection of independent shops, public houses, and historic market hall, as well as a close proximity to both The Mere and the Shropshire Union canal network, attract tourists and sightseers throughout the year, whilst providing a reliable range of day-to-day amenities for those living nearby. Ellesmere sits amidst the rolling countryside of the north Shropshire landscape, with the larger towns of Oswestry and Whitchurch close at hand; the county centres of Wrexham and Shrewsbury are positioned to the north and south respectively and offer a comprehensive range of amenities of all kinds.

W3W

///outwards.seaside.fulfilled

DIRECTIONS

From our Ellesmere office, proceed north along Cross Street and number 6 will be situated on the opposite side of the road, identified by a Halls "For Sale" board.



THE FLAT

Positioned on the second floor of the property is a well proportioned one-bedroom apartment comprising a Living Room, Kitchen, Bedroom, and Shower Room. The property is presently tenanted on a contractual periodic tenancy with a monthly rental figure of £425pcm.

We understand that the current tenant wishes to remain in occupancy and, therefore, furthers the appeal of the property as an investment vehicle, whilst providing scope for those with owner/operator intentions wishing to live on-site.

EPC - 56 (D)

COMMERCIAL SPACE

The commercial element of the building extends to around 3,500 sq ft and is arranged over three floors, including a cellar, with a large shop floor (approx 475 sq ft) boasting prominent high street frontage which leads through to a selection of versatile inner rooms currently serving the tenant's bakery business but with scope for a vast variety of onward usages.

EPC: 93 (D)

Current Rent: £1,700pcm (£20,400 pa)

SERVICES

We are advised that the property benefits from mains water, electrics, gas, and drainage.

TENURE & POSSESSION

The property is said to be of freehold tenure and is offered with sitting tenants.

LOCAL AUTHORITY

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

COUNCIL TAX/RATEABLE VALUE

The Flat is shown as being within council tax band A on the local authority register.

The commercial premises carry a current rateable value of £9,800 pa

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.

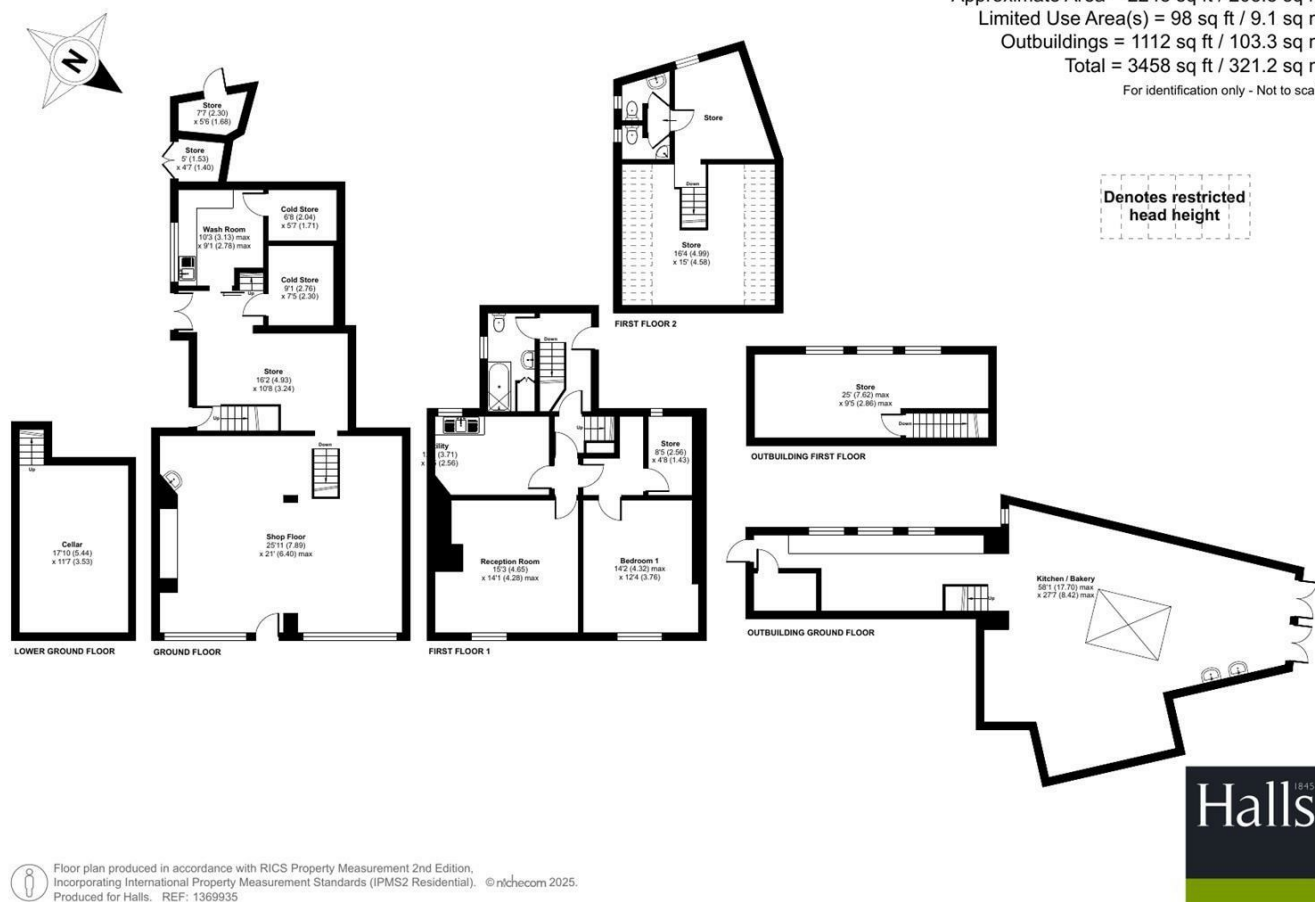
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

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

FOR SALE

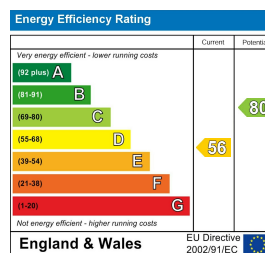
6 Cross Street, Ellesmere, Shropshire, SY12 0AR



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 Ratings



01691 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

halls.gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial