

**COOPER  
GREEN  
POOKS**

Car Parking Spaces, @ Alma House, Alma Street,  
Frankwell, Shrewsbury, (Sat Nav) SY3 8QT

Price: £185,000

For Sale

Subject to contract



**Car Park Investment**  
**Includes 17 Car Parking Spaces**  
**Income at £10,800 per annum**  
**Gross Yield of 5.8%**  
**Close Proximity to Shrewsbury Town Centre**

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3 Barker Street Shrewsbury SY1 1QF

01743 276666 [www.cgpooks.co.uk](http://www.cgpooks.co.uk) [commercial@cgpooks.co.uk](mailto:commercial@cgpooks.co.uk)

**DESCRIPTION**

Car Parking site for sale at Alma House, Alma Street, Shrewsbury. The site is currently used as car parking primarily for residents of the flats of Alma House.

**SITUATION**

Alma Street is located across the A458 Welsh Bridge, 0.2 miles from Shrewsbury Town Centre.

**ACCOMMODATION**

*(All measurements are approximate)*

17 Car Parking Spaces

**TENURE**

Freehold. Spaces are all let under licence agreement and thus there is scope to increase the rent when appropriate.

**COSTS**

Each party to pay own costs.

**SERVICES**

Not applicable

**ENERGY PERFORMANCE CERTIFICATE**

Not applicable

**RATING ASSESSMENT**

To be assessed.

Please visit GOV.UK –Find your business rates valuation

<https://www.tax.service.gov.uk/business-rates-find/list-properties>

**LOCAL AUTHORITY**

Shropshire Council

The Shirehall

Abbey Foregate

Shrewsbury

SY2 6ND

0345 678 9000

**TOWN PLANNING/USE**

The premises are understood to have an existing use as car parking and are situated within Shrewsbury Town Centre Conservation Area. Prospective occupiers should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

**FIXTURES & FITTINGS**

All items usually classed as tenant's fixtures and fittings, and not mentioned in these details, are excluded from the letting.

**VAT**

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. It is understood that VAT will not be payable on the sale price, buyers should take advice from an accountant.

**ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION**

To comply with anti-money laundering regulations, we are obliged to verify identity and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

**VIEWING**

By appointment with Cooper Green Pooks 01743 276666 (option 3) or email

**Chris Pook MARLA**

[cjp@cgpooks.co.uk](mailto:cjp@cgpooks.co.uk)

**James Satoor**

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