

**COOPER
GREEN
POOKS**

FOR SALE



**2 Chester Street
Shrewsbury, SY1 1NX**

£165,000



Summary

- Town Centre property available to purchase.
- Total internal area of 42.9 sq m (461.77 sq ft).
- Offers in excess of £165,000 are invited for the freehold interest.
- Located at the intersection of Chester Street and Castle Gates.
- Nearby occupiers include a variety of independent coffee shops, bars and restaurants, as well as Simon Boyd (fabric shop) and Shrewsbury Castle .
- A short walk to the Railway Station and Bus Station.
- Formerly occupied by a hair salon.
- Potential for residential conversion.



For further information, contact:

James Satoor

07494 328 693 / 01743 276 617

james.satoor@cgpooks.co.uk

Tim Pook

01743 276 666

tcp@cgpooks.co.uk

2 Chester Street, Shrewsbury, SY1 1NX

Description:

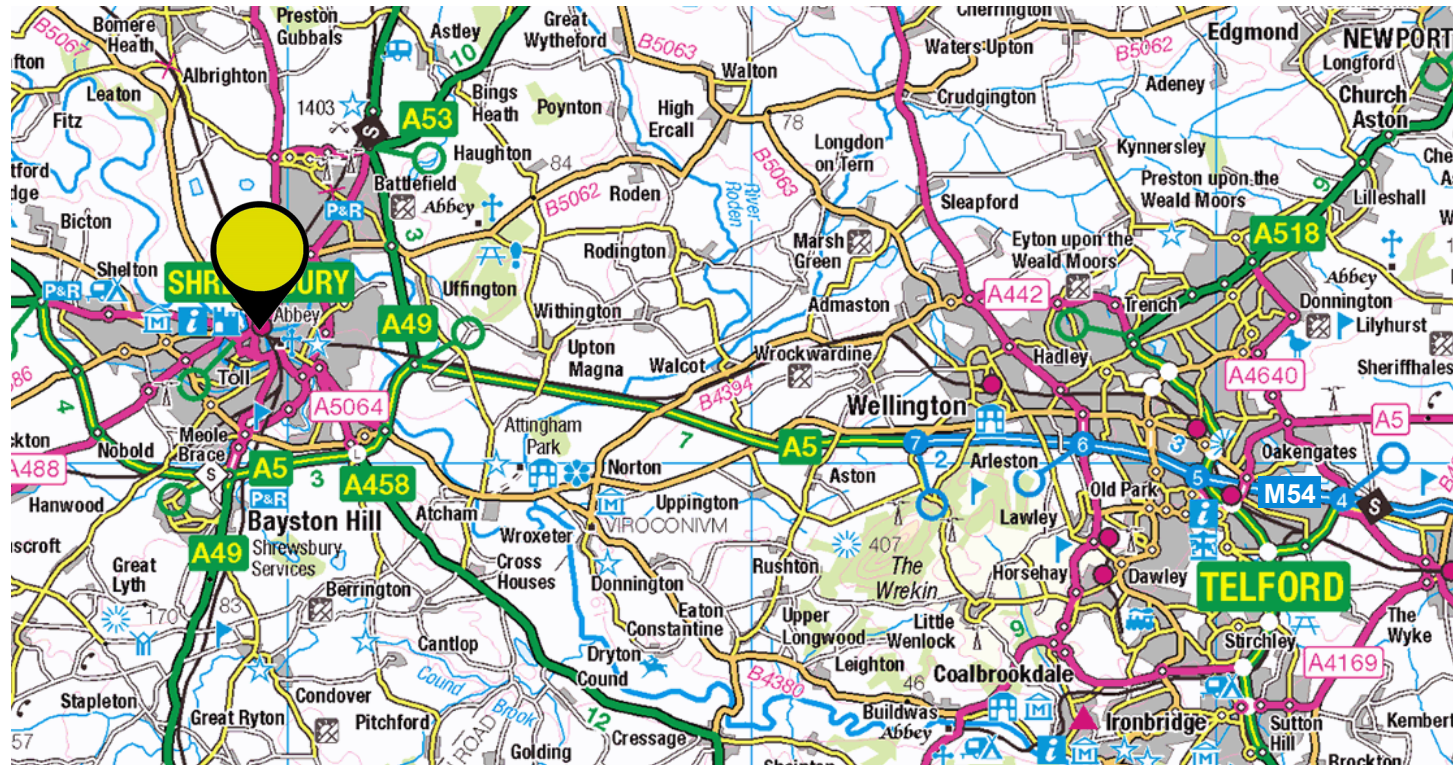
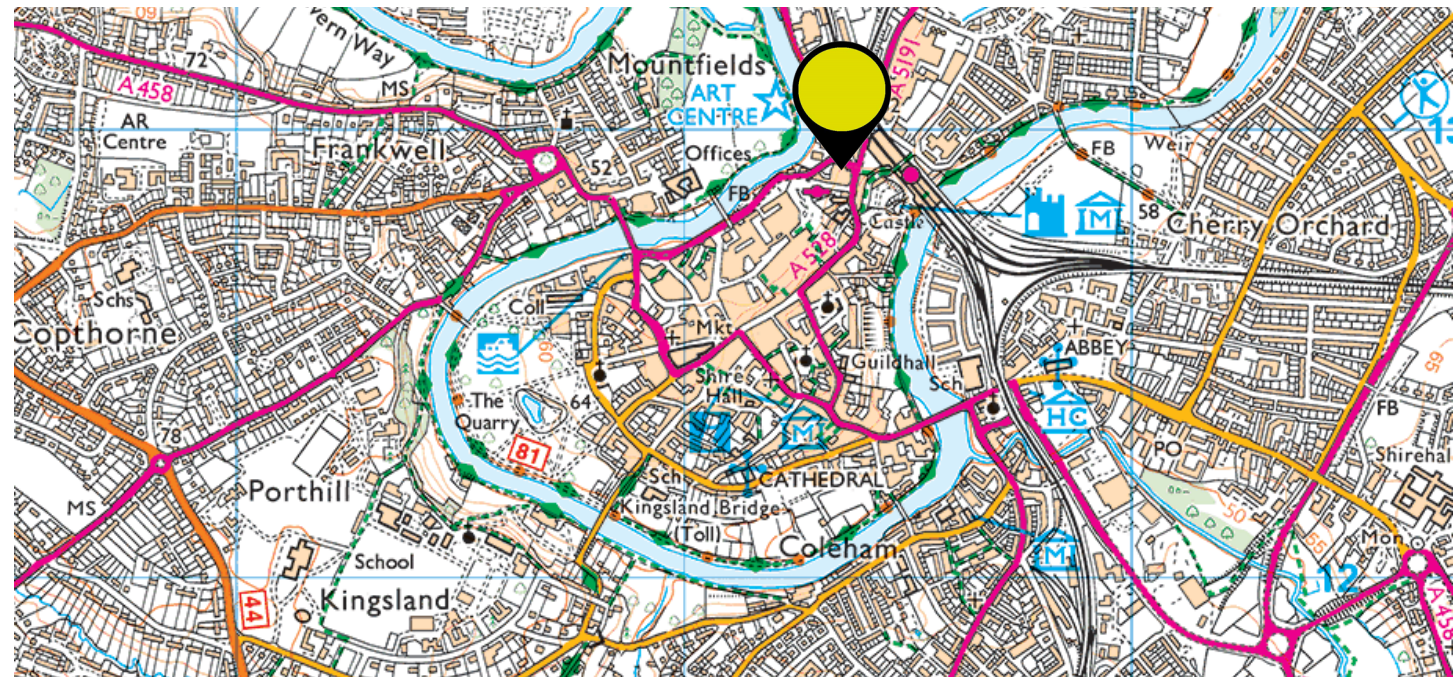
The available property comprises a single storey building with a total internal area of 495 sq ft (46 sq m) with a kitchen to the rear and a WC. There is disabled access throughout.

The current owners have parked two cars on the tarmacked area at the side of the property for over twenty years and there has been no objection to them parking there from the council or anyone else.

Situation:

Located in a prominent position within the town centre, 2 Chester Street is a short walk from Shrewsbury's Train Station and the historic Shrewsbury Castle.

Shrewsbury is the County Town and administrative center of Shropshire with a borough population of roughly 80,000 (according to the 2022 census) and a substantial catchment extending into mid-Wales. It is strategically placed at the intersection of the A49 from the South of Wales and the A5 from the North which forms the M54 at Telford.



➤ [Virtual Tour](#)

➤  [what3words](#)

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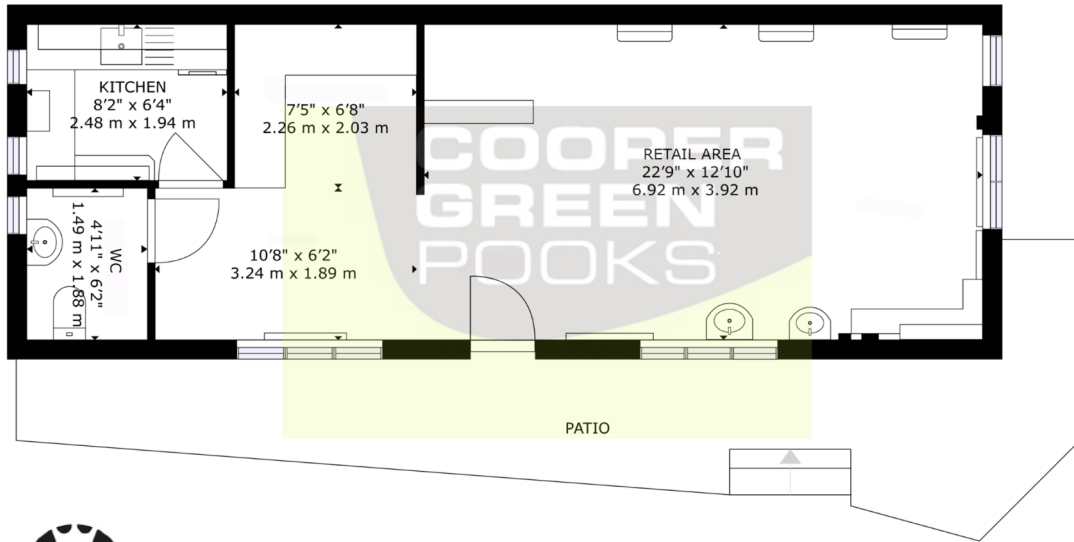
Proposal

Offers in excess of £165,000.

Accommodation

*(Measured in accordance with the RICS Code Of Measuring Practice.
All measurements are approximate and are on a gross internal floor area basis).*

Floor	Description	Size (sq ft)	Size (sq m)
Ground Floor	Retail Area	461.77	42.906
Ground Floor	Toilet	30.14	2.80
Gross Internal Area		461.77	42.9



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.

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Business Rates: **£6,700**

If you only use one commercial property, you won't pay business rates on this property as it has a rateable value of £12,000 or less. If you use more than one property you can still get small business rate relief on your main property if both the following apply:

- none of your other properties have a rateable value above £2,899
- the total rateable value of all your properties is less than £20,000 (£28,000 in London)

Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification or for further information.

Energy Performance Rating: TBC

Local Authority:

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

03456 789 000

Planning:

The premises are understood to have an existing use for Class E purposes and are situated within the Shrewsbury Town Centre Conservation Area.

Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

Sale:

The property is available to purchase with the freehold interest, and offers in excess of £165,000 are welcome.

Anti-money Laundering and Identity Verification:

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

Fixtures & Fittings:

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

Costs:

Both parties to cover their own legal costs.

VAT:

The property is not elected for VAT, and therefore VAT won't be charged on the rent.

Services:

All mains services are understood to be connected to the property.

HM Land Registry
Official copy of
title plan

Title number **SL151580**
Ordnance Survey map reference **SJ4912NW**
Scale **1:1250**
Administrative area **Shropshire**



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