



2a, 2b & 3, Peacock Passage, High Street, Shrewsbury, Shropshire, SY1 1SX

Auction Guide Price £269,000

A rare investment opportunity to purchase 3 apartments within a Grade II listed building, situated in the heart of Shrewsbury centre. Apartment 3, provides 2 bedrooms, Living Room/Kitchen and Bathroom arranged over 2 levels. Apartment 2A is on the first floor and provides: Hall, Living Room, Bedroom, Shower Room. Apartment 2B is on the second floor and comprises: Large Living Room/Kitchen, Spacious Bedroom, Bathroom. Apartment 3 is vacant and apartments 2a and 2b are both tenanted, Potential rental income from all three flats would be around £1550 pcm providing an 6% yield.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises:

Apartment 3 - Ground Floor

Personal entrance door leads to

Open Plan Living Room/Kitchen 22' 4" x 15' 4" (6.80m x 4.67m)

Living Area has wooden floor, wall and ceiling lights, large built in shelved cupboard, large window to the front, panel heater, 2 staircases providing individual access to each Bedroom. The Kitchen Area is fitted with range of units, work tops with inset sink unit, integrated electric oven, 4 ring electric hob with splash back and filter hood, large window to the front.

Bathroom 8' 4" x 6' 3" (2.54m x 1.90m)

Fitted with white 3 piece suite including bath with tiled walls around, wall mounted electric shower unit, wash basin with tiled splash, WC, storage heater, built in airing cupboard and storage cupboard.

Bedroom 1 - Basement 13' 0" x 10' 2" (3.96m x 3.10m)

Range of built in storage cupboard with shelves, dressing table and display niches, electric panel heater, exposed ceiling timber.

Bedroom 2 - Basement 12' 7" x 8' 0" (3.83m x 2.44m)

Open wardrobe recess and shelving, wall mounted electric panel heater.

3 Peacock Passage has its own separate entrance. To the side of No 3 is a blue wooden entrance door provides access to communal staircase which accesses both Apartments 2a and 2b. From Communal First Floor Landing access to Apartments 2a and 2b.

Apartment 2a - First Floor

Entrance door leads to

'L' Shaped Entrance Hall

Large built in storage cupboard.

Living Room/Kitchen 17' 0" x 10' 10" (5.18m x 3.30m)

Living Area is carpeted. Exposed wall timber, wall mounted electric heater, window to the front. Kitchen Area has vinyl flooring, fitted with white painted base and eye level units, laminated work tops, inset sink unit, space for appliances.

Bedroom 9' 5" x 8' 1" min (2.87m x 2.46m)

Window to the front, wall mounted electric heater, recess ideal for wardrobe.

Shower Room

Fitted with 3 piece suite including corner tiled shower cubicle with electric shower, wash basin with tiled splash, WC, extractor fan.

Apartment 2b - Second Floor

From First Floor Communal Landing door to staircase with exposed timber frame and 2 windows.

Living Room/Kitchen 18' 2" x 17' 3" (5.53m x 5.25m) max

Wealth of exposed timbers. Kitchen Area is fitted with cream fronted units, work tops, inset sink unit, built in airing cupboard, storage heater, window to the front.

Bedroom 17' 3" x 10' 0" min (5.25m x 3.05m)

Good sized double room with storage heater, front and rear windows, open wardrobe with hanging and shelving.

Bathroom

Fitted with 3 piece suite including bath with 3/4 tiled wall around and electric shower unit over, wash basin with tiled splash, WC, extractor fan.

Agents' Note

The 3 apartments are being sold collectively, however, please be aware for mortgage purposes that each apartment has its own title deeds.

Council Tax Band A

Tenure: Our client advises us that the property is Share of Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

28/05/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

3, Peacock Passage High Street SHREWSBURY SY1 1SX		Energy rating E
Valid until 12 February 2029	Certificate number 8611-6222-5140-4031-7906	

Property type

Ground-floor maisonette

Total floor area

61 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

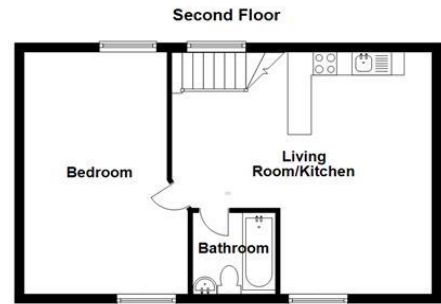
This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

2a Peacock Passage, Shrewsbury



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2b Peacock Passage, Shrewsbury



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FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage