

BOWEN

PROPERTY SINCE 1862



Asking Price £385,000

5 Bedrooms 2 Bathrooms

20 Scotland Street, Ellesmere, SY12 0EG

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General Remarks

Bowen are favoured with instructions to offer this Grade II Listed spacious three storey property for sale by private treaty. Occupying a prime location in the popular market Town of Ellesmere. Retail Shop Unit presently operating as a signist design business with spacious four bedroom living accommodation above; rear one bedroom annexe, all with separate entrances. Enclosed courtyard and off-road parking for several vehicles. Versatility is the property's main strength. New purchase owners could however live above the shop and retain an income-stream from below; or they could work from home and run a business. Alternatively, income could be achieved from letting the whole of the property including the living accommodation separately. An internal inspection is recommended to fully appreciate the size and potential of the property.



Location: The property enjoys a prime location just off the town centre. Ellesmere is an established tourist and market town with an excellent range of shops, schools and other amenities and also renowned for its meres and waterways. Easy access to the A5/A483 providing direct routes to the towns of Oswestry, Shrewsbury, Telford, Wrexham and the City of Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham.

Accommodation

COMMERCIAL ACCOMMODATION:

Main Shop Area: 20' 11" x 16' 1" (6.37m x 4.91m)
Air conditioning, fluorescent strip lighting. Door providing access to first and second floor.

Rear Room with small store area: 18' 6" x 12' 9" (5.65m x 3.89m) access to cellar

Cellar in two compartments:

Cellar 1: 17' 4" x 10' 7" (5.29m x 3.23m)

Cellar 2: 15' 1" x 8' 2" (4.61m x 2.49m)

Conservatory: 12' 4" x 12' 4" (3.77m x 3.77m)
concrete slab flooring, wall light, timber and perspex roof. Access to annexe.

ANNEXE:

Living Room: 13' 3" x 12' 4" (4.05m x 3.77m) coving to ceiling, fireplace with surround and mantel, radiator.

Inner Hall: Tiled floor, shelving to one wall.

Bedroom: 11' 11" x 8' 10" (3.62m x 2.68m) Radiator.

Former Kitchen presently used as a Bar

Room: 13' 1" x 9' 3" (4.00m x 2.83m) Tiled floor, fluorescent strip light. Double sliding patio door opening onto patio area and outside.

Bathroom: 9' 5" x 5' 9" (2.87m x 1.75m) Vinyl flooring, matching suite comprising panel bath with shower attachment, pedestal wash hand basin, low level w.c., radiator, partly tiled walls.

LIVING ACCOMMODATION: Separate access via a uPVC partly glazed door off Scotland Street

Entrance Hall: Radiator. Spindle landing return staircase to first floor.

Landing Area: Radiator, programmer for central heating.

Lounge: 20' 6" x 13' 11" (6.26m x 4.24m) Coving to ceiling, coal effect gas fire set on a tile hearth with tile inset and ornate surround and mantel. Matching wall lights with dimmer, ceiling rose and radiator.

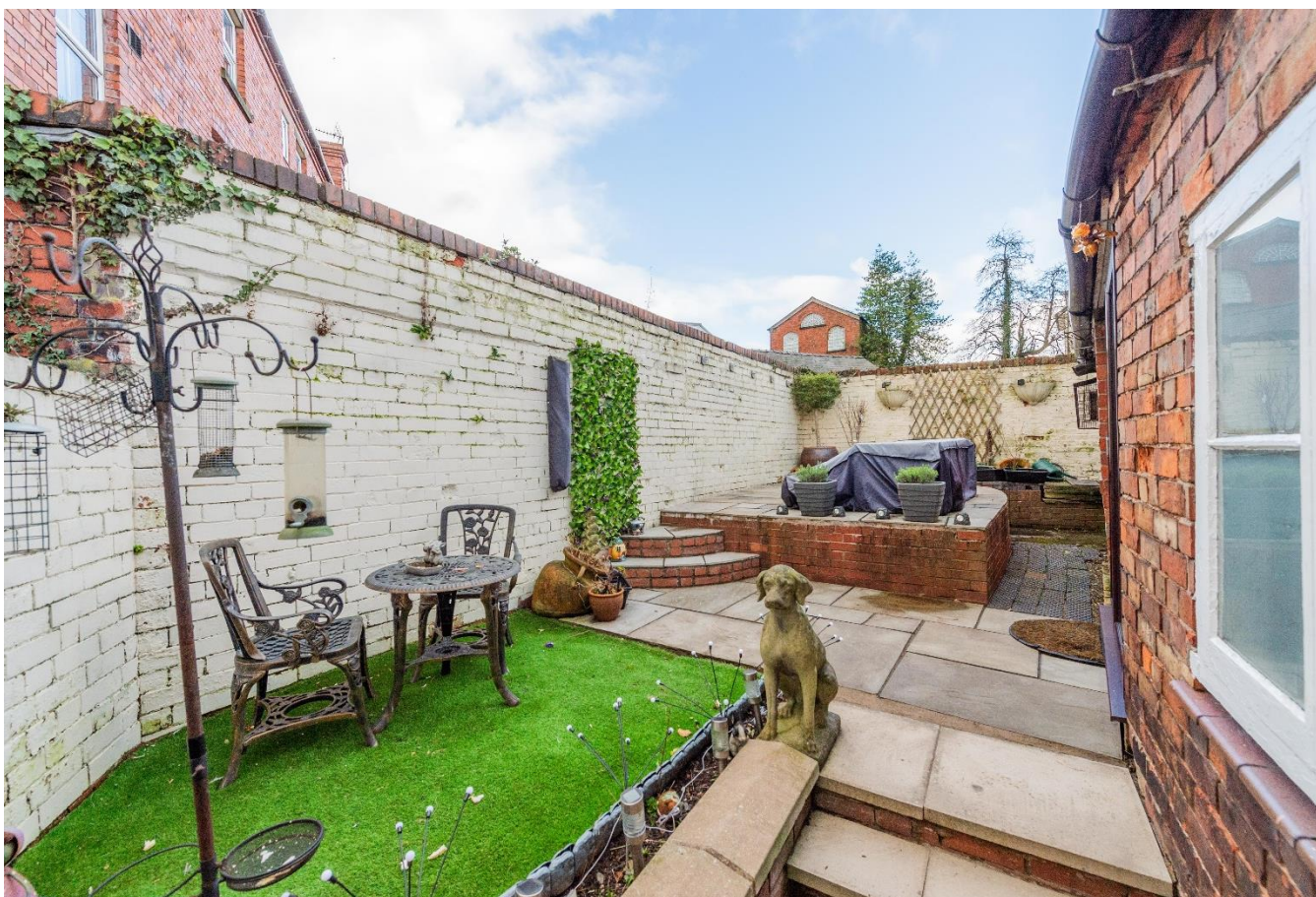
Breakfast Kitchen: 16' 4" x 12' 7" (4.97m x 3.84m) Wood effect flooring. Range of fitted wall cupboards with matching base units with worktop surface above, double stainless steel sink unit and drainer with mixer tap, spaces for appliances to include cooker, refrigerator, washing machine, dryer and dishwasher. Partly tiled walls, two centre ceiling light/fan, radiator

Stairs to second floor and landing area:

Bedroom One: 13' 11" x 12' 6" (4.24m x 3.81m) Exposed timbers, radiator.







Bedroom Two: 13' 11" x 10' 8" (4.24m x 3.24m)

Exposed timber beam, radiator.

Bedroom Three: 11' 11" x 10' 5" (3.62m x 3.18m)

Exposed timber beams, radiator.

Bathroom: 10' 10" x 8' 11" (3.29m x 2.72m) Fully tiled shower corner cubicle, panel bath with shower attachment, vanity sink unit, heated towel rail.

Fully tiled separate w.c.

Stairs to third floor:

Bedroom Four: 18' 10" x 13' 8" (5.73m x 4.17m)

Air conditioning unit, exposed beams and skylight, under eaves storage.

Outside: Double Shop frontage with entrance to main shop. Separate side entrance door to the living accommodation above. Vehicular access via double entrance gates onto an enclosed yard providing parking for several vehicles. Beyond the parking area is access to the annexe with a

private enclosed courtyard enjoying a patio area and small lawn area.

Tenure: We understand the property is freehold with vacant possession on completion.

Council Tax Banding TBC:

EPC Rating TBC:

Services: We understand mains electricity, water and drainage are connected.

Local Authority: Shropshire Council, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND
Tel: 0345 6789000

Viewing and Further Information: For further information or to arrange a viewing please contact the sole selling agent's Ellesmere office on (01691) 622534.

Directions: From the town centre proceed along Scotland Street where no:20 can be identified on the right hand-side by the agents for sale board.

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Total area: approx. 315.2 sq. metres (3392.6 sq. feet)