



29 St Marys Street,
Whitchurch, Shropshire, SY13 1RA

A handsome double fronted Grade II Listed town property of great charm and character in a convenient and noted location close to the centre of the popular town of Whitchurch, most recently used as Offices, but with huge potential for a variety of alternative usages (subject to Planning Permission), together with super gardens which include a detached brick 'Clubhouse'. *Adjoining two bedroom two storey town cottage available by sep. negotiation (29A)*



Shrewsbury (21 miles), Chester (21 miles), Manchester (50 miles), Liverpool (46 miles)
(All Distances Approximate)



- Substantial period building
- Potential for a number of usages
- Immense charm & character
- Possible dev. opportunity
- Town centre location
- Adjacent Cottage by sep. neg

DESCRIPTION

Halls are delighted with instructions to offer 29 St. Marys Street in Whitchurch for sale by private treaty.

29 St. Marys Street is a handsome double fronted Grade II Listed property of great charm and character in a convenient and noted location close to the centre of the popular town of Whitchurch, most recently used as Offices, but with huge potential for a variety of alternative usages (subject to Planning Permission), together with superb gardens.

The building, most recently used as a Solicitors Office offers substantial internal accommodation of immense charm and character extending to over 4000 sq ft (with additional Cellar and Attic accommodation), retains numerous original features, but still has huge potential for a range of alternative usages (subject to Planning Consent).

A major and surprisingly feature of the property are the extensive rear walled gardens which are most private and include a 'Clubhouse' which, we understand, was a former school hall, most recently used for archive storage. This, too, has great potential for alternative usages (subject to Planning Permission).

A further interesting feature is the adjoining cottage, 29A St. Marys Street, a traditional two storey period town cottage, which is currently let on an Assured Shorthold Tenancy agreement, but is available by separate negotiation, if required.

The sale of 29 St. Marys Street provides an unusual opportunity to purchase a substantial traditional double fronted Grade II

Listed building of such character, with walled gardens and 'Clubhouse', in this prime location close to the centre of the popular north Shropshire town of Whitchurch, within walking distance of most of the town centre amenities. An inspection is highly recommended to appreciate the huge range of potential that it has to offer.

NB.

29 St Marys Street is outlined in red on the attached plan.

29A St. Marys Street (delineated in blue on the attached plan), attached to no. 29, is available to the purchaser of 29 St. Marys Street at a price of £125,000.

SITUATION

The property fronts St. Marys Street from where there is a pedestrian access through to the main high street of the town, which is populated by multiples and independent traders alike. St. Marys Street comprises a mixture of both residential and office accommodation and is a popular area of the town. Whitchurch has an excellent range of local shopping, recreational and educational facilities, including a mainline railway station, and is also within easy motoring distance of the county towns of Shrewsbury (21 miles) and Chester (21 miles), both of which, have a more comprehensive range of amenities of all kinds.

THE INTERNAL ACCOMMODATION INCLUDES:

GROUND FLOOR:

ENTRANCE HALL

OFFICE 1

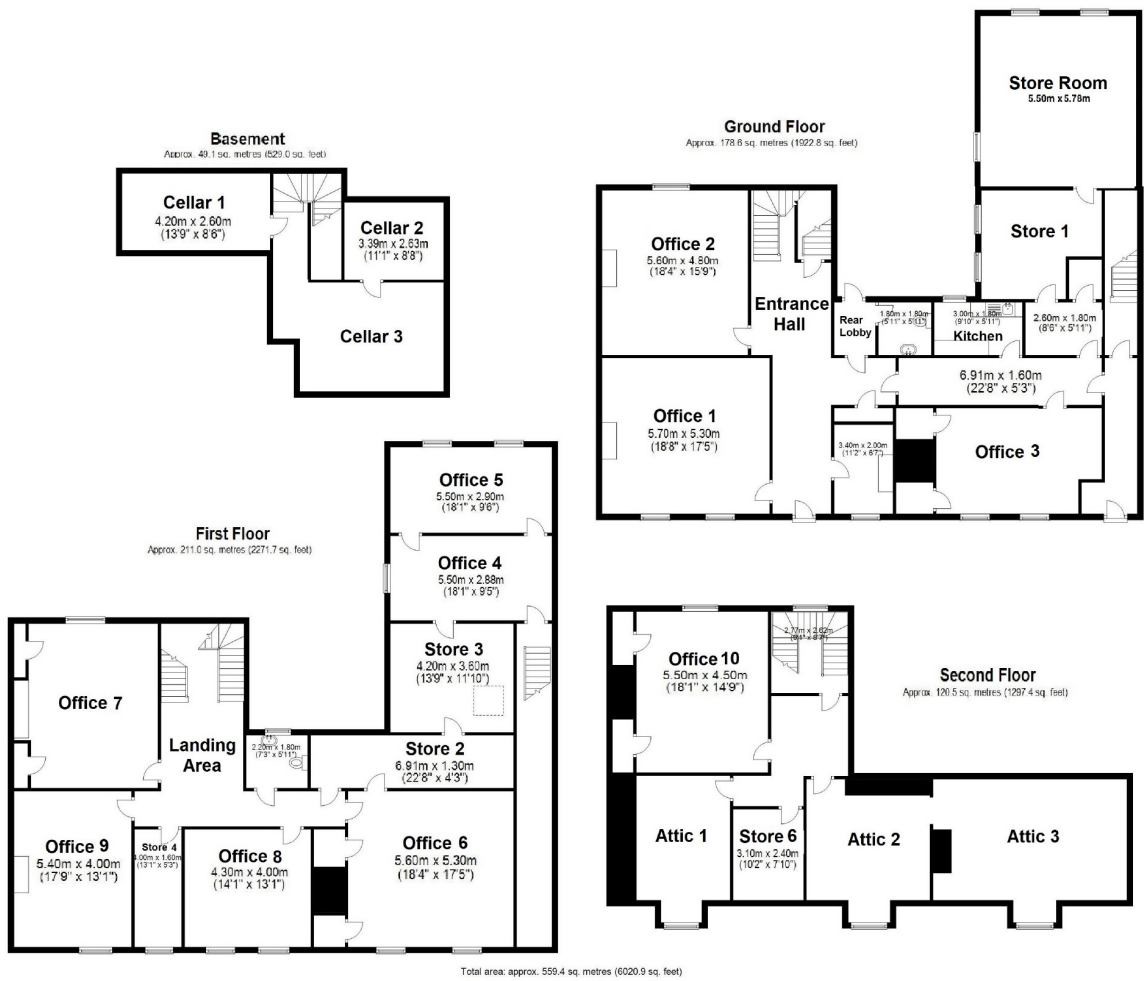
18'8" x 17'5" (5.7m x 5.3m)

OFFICE 2

18'4" x 15'9" (5.6m x 4.8m)

STORE ROOM 1

11'2" x 6'7" (3.4m x 2.0m)



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



Reception
Room/s



Bedroom/s



Bath/Shower
Room/s



REAR LOBBY

CLOAKROOM

5'11" x 5'11" (1.8m x 1.8m)

INNER HALL

22'8" x 5'3" (6.91m x 1.6m)

KITCHEN AREA

9'10" x 5'11" (3.0m x 1.8m)

SIDE LOBBY

8'6" x 5'11" (2.6m x 1.8m)

STORE ROOM

18'1" x 19'0" (5.5m x 5.78m)

STORE ROOM 1

OFFICE 3

FIRST FLOOR:

LANDING AREA

OFFICE 6

18'4" x 17'5" (5.6m x 5.3m)

OFFICE 7

OFFICE 8

14'1" x 13'1" (4.3m x 4.0m)

OFFICE 9

17'9" x 13'1" (5.4m x 4.0m)

CLOAKROOM

7'3" x 5'11" (2.2m x 1.8m)

STORE 2

22'8" x 4'3" (6.9m x 1.3m)

STORE 3

13'9" x 11'10" (4.2m x 3.6m)

OFFICE 4

18'1" x 9'2" (5.5m x 2.8m)

OFFICE 5

18'1" x 9'6" (5.5m x 2.9m)

STORE 4

13'1" x 5'3" (4.0m x 1.6m)

SECOND FLOOR:

OFFICE 10

18'1" x 14'9" (5.5m x 4.5m)

STORE 6

10'2" x 7'10" (3.1m x 2.4m)

ATTIC ROOMS

GARDENS

The gardens are a surprising feature of the property and comprise an extensive part walled garden, predominantly laid to lawns, which have huge potential for landscaping according to one's individual requirements (or for off street parking, subject to PP). In the gardens is a former 'Clubhouse', which, we understand, was a former 'dance hall' which, most recently, has been used for archive storage. This also has great potential for a variety of alternative usages (subject to PP).



29A ST. MARYS STREET

Adjacent to 29A St. Marys Street (delineated in blue on the attached plan) is a traditional two bedroom two storey town cottage of great charm and character which, we understand, is currently let on an Assured Shorthold tenancy agreement (£450 pcm). This is available to the purchaser of 29 St. Marys Street at a price of £125,000. For further details, please contact the selling agent.

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: (01691) 622602.

LISTING & CONSERVATION AREA

We understand that the property is Grade II Listed and is situated within the Conservation Area of Whitchurch.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

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

RATEABLE VALUE

The Rateable Value for 29 St. Marys Street is £15,000.

VIEWINGS

FOR SALE

29 St Marys Street, Whitchurch, Shropshire, SY13 1RA



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

Halls¹⁸⁴⁵

01691 622 602

Ellesmere office:

The Square, Ellesmere, Shropshire, SY12 0AW
E. ellesmere@hallsgb.com



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