

15 Shropshire Street, Audlem, Crewe, CW3 0AG  
Guide Price £75,000

**BAKER  
WYNNE &  
WILSON**

AN INTERESTING LOCK UP SHOP COMPRISING OF A DETACHED BUILDING IN THE HEART OF A SOUTH CHESHIRE VILLAGE

## DESCRIPTION

This detached property is constructed of brick with a part tiled roof with retail frontage, ideally situated in the heart of the village and occupies a prominent position within Shropshire Street with a paved area towards the front. Previously the property has been used as an office, bookmakers and boat/barge sales.

We would advise any interested parties to make their own enquiries with the local authority for confirmation of usage and if there is any likelihood of any residential use.

## LOCATION & AMENITIES

Audlem village is an attractive country village and provides a number of local shops including a post office, chemist, butchers, local Co-op store and newsagents, health centre, modern primary school, various cafes, three public houses and a wide variety of community activities.

Approximate Distances:

Nantwich 7 miles, Crewe 9 miles, Newcastle Under Lyme 14 miles, Chester 26 miles, Crewe railway station (Manchester 40 minutes, London Euston 90 minutes) 9 miles, M6 junction 16 12 miles.

## DIRECTIONS

From Nantwich proceed along the A529 over the level crossings into Wellington Road, (this become Audlem Road). Proceed for 6.5 miles into the centre of Audlem, with the church on your left, turn right into Shropshire Street and the property is set back on the left hand side.





## **ACCOMMODATION**

With approximate measurements comprises:

### **RETAIL AREA**

15'4" x 10'11" overall

Laminated floor, power and light, large picture window to front, steps leading to kitchenette.

### **KITCHENETTE**

6'3" x 6'0"

Comprising of sink unit, cupboards and drawers, various shelving, electric water heater, access to cloakroom.

### **CLOAKROOM**

Comprising pedestal wash basin, low level W/C, pine door.

### **OUTSIDE**

We are informed by the client that the area towards the front being paving slabs is approximately 21'0" x 11'3" belongs to the premises yet there is pedestrian access for the adjoining properties.

### **SERVICES**

Mains water, electricity and drainage.

N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

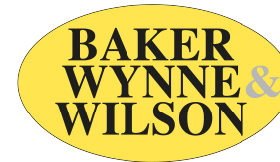
### **TENURE**

Freehold.

### **VIEWINGS**

By appointment with BAKER, WYNNE & WILSON

38 Pepper Street, Nantwich. (Tel No: 01270 625214).







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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Interested? Let's Talk 01270 625214  
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