



FOR SALE - MIXED COMMERCIAL/RESIDENTIAL INVESTMENT

29 HIGH STREET, BROSELEY, SHROPSHIRE, TF12 5EZ

KEY POINTS

264
SQFT

TOTAL NET SALES AREA



INCOME PRODUCING INVESTMENT

THREE
STOREY
PROPERTY

ALL MEASUREMENTS ARE APPROXIMATE




OFFERS IN THE REGION OF

£480,000


(EXCLUSIVE)

James Evans

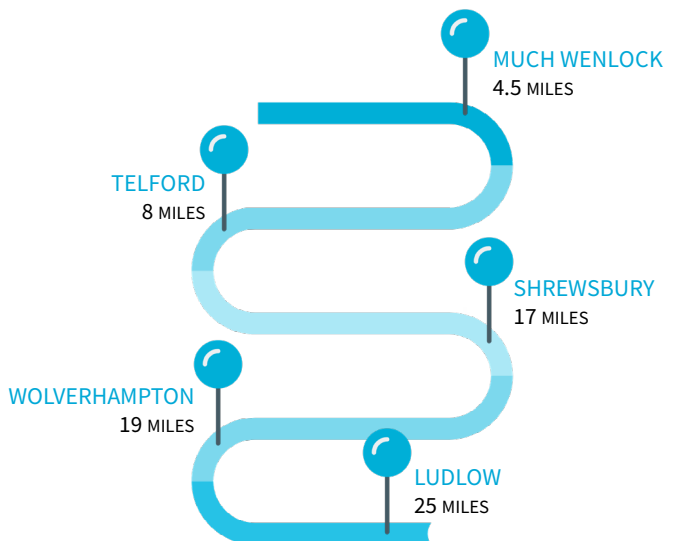
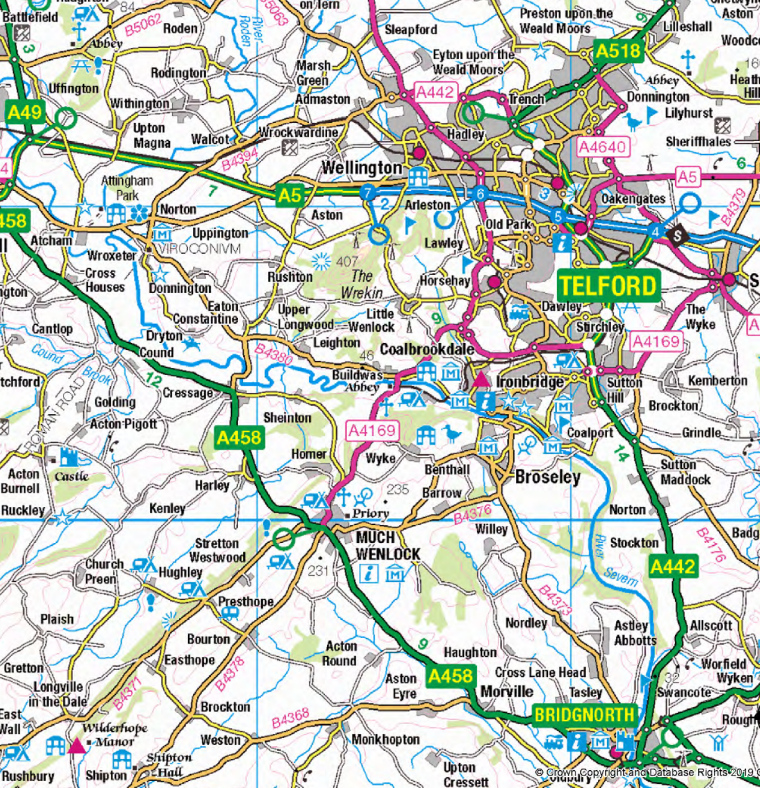
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Commercial Department

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LOCATION

The property is prominently situated fronting onto High Street in the sought after town of Broseley. The property is located within proximity to all local amenities and is located in an area of mixed development on the edge of the town centre.

Broseley is an attractive market town with a population of 4,929 at the 2011 census. The River Sever flows to the north of the town and the first iron bridge was built in 1779 linking the town of Broseley with Coalbrookdale and Madeley. The town benefits from a tourist trade boasted by its proximity to the Ironbridge Gorge, which is now a World Heritage Site.

Broseley is situated approximately 8 miles from the town of Telford, 4.5 miles from the town of Much Wenlock and 17 miles from the County Town of Shrewsbury.

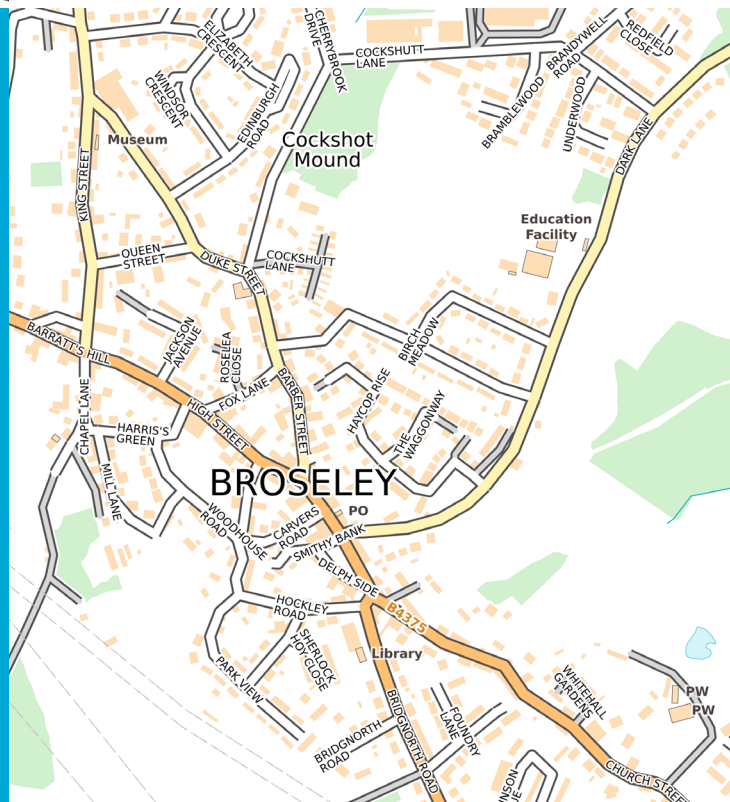


APPROXIMATELY

4,929

BROSELEY POPULATION

2011 CENSUS





DESCRIPTION

The property comprises of a part three part two and part single storey Grade 2 listed mid terraced property. The imposing property is currently arranged to provide a ground floor lock up shop unit that is currently fitted out as a hair salon and three residential flats arranged over the ground, first and second floors of the property with a basement. The property benefits from a rear garden area and a variety of outbuildings, all parking is on street.

The attractive property provides a ground floor shop unit with a Total Net Internal Floor Area of approximately 264 ft sq (24.52 m sq) and ancillary accommodation. Flat 1 is on the ground floor and provides a flat arranged to provide a reception hallway, kitchen, shower room and a bed/sitting room and a Total Gross Internal Floor Area of approximately 496 ft sq (46.07 m sq). Flat 2 is on the first floor and second floor and provides a reception hallway, bathroom, sitting room/kitchen, larder and bedroom and a Total Gross Internal Floor Area of approximately 617 ft sq (57.31 m sq). Flat 3 is arranged over the first and second floors and provides a sitting room, dining room, kitchen, toilet, landing, shower room and three bedrooms (one with en-suite) and a Total Gross Internal Floor Area of approximately 1,568 ft sq (145.66 m sq). This flat also benefits at first floor from an attractive outside balcony area.

The property is income producing currently from two of the residential flats with the rest of the property being owner occupied. This offers the opportunity to let out the remaining flat and shop unit in the future to increase the rental income and also the shop unit has potential, subject to statutory consents, for conversion into a residential flat.

The full potential of the property can only be appreciated upon undertaking an inspection of the property.

ACCOMMODATION

All measurements are approximate

COMMERCIAL - SHOP	SQ FT	M SQ
GROUND FLOOR		
SALES AREA	264	24.52
ROOM 1	236	21.92
ROOM 2	89	8.26
ROOM 3	32	2.97
TOTAL GROSS INTERNAL FLOOR AREA	621	57.67
RESIDENTIAL		
GROUND FLOOR		
Communal Hallway	63	5.85
Communal Lobby	67	6.22
FLAT 1 - TOTAL GROSS INTERNAL FLOOR AREA - Arranged as reception hallway, kitchen, bathroom, bedroom/sitting room	496	46.07
FIRST AND SECOND FLOORS		
Communal Landing		
FLAT 2 - TOTAL GROSS INTERNAL FLOOR AREA - Arranged as sitting/kitchen, reception hallway, bathroom and bedroom	617	57.31
FLAT 3 - TOTAL GROSS INTERNAL FLOOR AREA - Arranged as sitting room, dining room, kitchen, toilet and lobby, three bedrooms (one en-suite), landing and shower room. The flat benefits from an attractive outside seating area at first floor level	1,568	145.65
OUTSIDE		
OUTBUILDING - TOTAL GROSS INTERNAL FLOOR AREA	85	7.90
GARDEN		







TENURE

The property is offered for sale freehold.

It is offered sale subject to the following occupational tenancies:

FLAT 1

Assured shorthold tenancy at a rent of £520 per month.

FLAT 2

Assured shorthold tenancy at a rent of £495 per month

Copies of the leases are available from the selling agents upon request.

PLANNING

Prospective purchasers should make their own enquiries.

We understand that the property is Grade 2 listed.

The commercial shop unit is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order. The residential part of the property is understood to benefit from planning consent for Use Class C3 (Residential) of the Town and Country Use Classes Order.

SERVICES

Not tested at the time of our inspection. Purchasers should rely on their own enquiries.

All mains services are understood to be connected to the property. We understand there are separate electricity meters to the flats and the shop unit with one gas and electricity supply to the whole of the property.

PRICE

Offers in the region of £480,000 (Exclusive)

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

The property is understood not to be elected for VAT.

RATES/EPC

We have made verbal enquiries to the local authority and we advised as follows:

	RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
SHOP	£9,500	£ 4,741	TBC

RATES


	COUNCIL TAX BAND	ENERGY RATING
FLAT 1	A	D (68)
FLAT 2	A	E (43)
FLAT 3	C	TBC

COUNCIL TAX BAND

EPC

LOCAL AUTHORITY

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

 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

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