

FOR SALE

EXISTING BUSINESSES UNAFFECTED

RESIDENTIAL PROPERTY WITH INCOME PRODUCING SHOP



PRICE:
OFFERS IN THE
REGION OF
£399,000
(EXCLUSIVE)

A RARE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL WELL PRESENTED PART INCOME PRODUCING THREE BEDROOMED RESIDENTIAL PROPERTY IN THE SOUGHT AFTER TOWN OF CHURCH STRETTON WITH VALUABLE INCOME FROM THE GROUND FLOOR SHOP UNIT OF INTEREST FOR RESIDENTIAL OWNER OCCUPATION WITH INVESTMENT INCOME AND TO INVESTORS

26 SANDFORD AVENUE, CHURCH STRETTON, SHROPSHIRE, SY6 6BW

- A ground floor shop units currently producing £11,250 per annum
- Well presented three bedroomed attractive residential town house arranged over part ground, first and first floor with separate entrance
- Further development potential with existing consent for loft conversion
- Attractive balcony to rear at first floor level and pleasant rear garden
- Part income producing- suitable for owner occupation/investment purposes with further development potential from loft conversion or conversion into two residential flats

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SUMMARY

- A ground floor shop units currently producing £11,250 per annum
- Flexible well presented residential accommodation providing three bedroomed residential town house arranged over part ground floor, first floor and second floor
- Further development potential with existing consent for loft conversion
- Attractive balcony to rear at first floor level and pleasant rear garden
- Part income producing- suitable for owner occupation/investment purposes with further development potential from loft conversion or conversion into two residential flats



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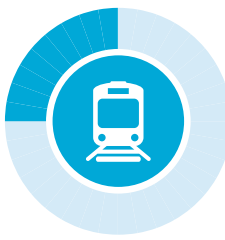
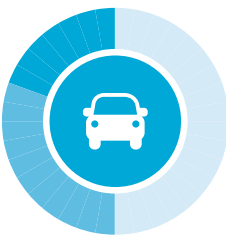
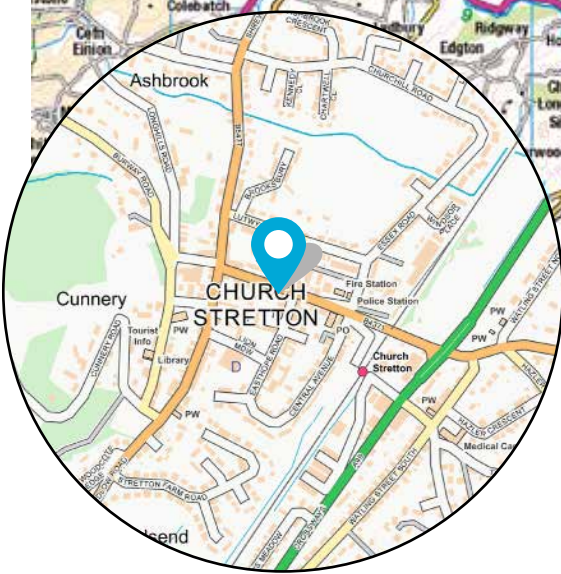
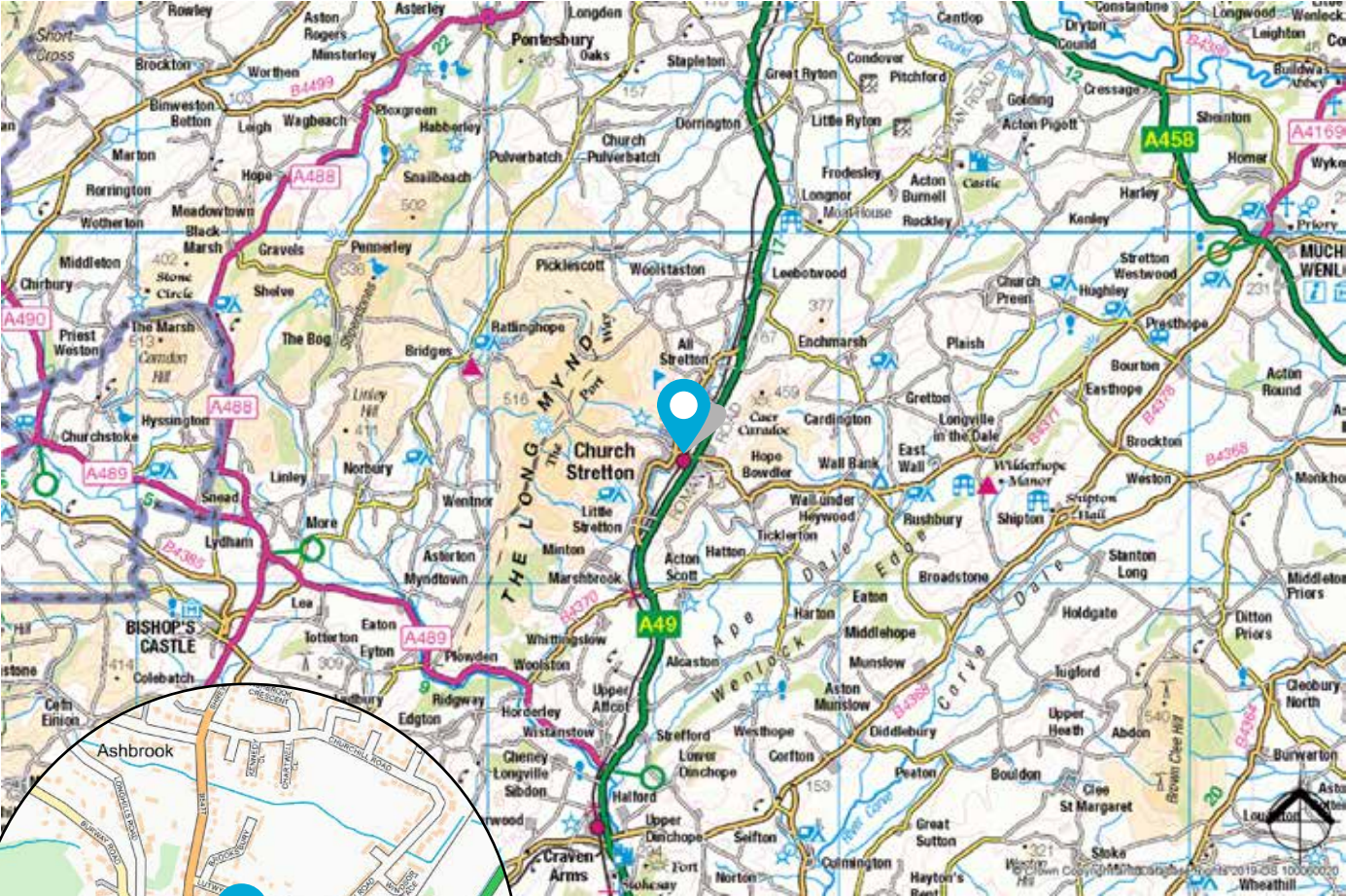
RESIDENTIAL PROPERTY WITH INCOME PRODUCING SHOP

LOCATION

The property is prominently located fronting onto Sandford Avenue in the centre of the sought after town of Church Stretton. The ground floor shop unit and the residential accommodation benefit from separate pedestrian access from Sandford Avenue.

The property benefits from proximity to all local amenities. Church Stretton located in South Shropshire can claim to be one of the most beautifully situated towns in England being sat at the foot of the Stretton Hills and often affectionately known as Little Switzerland. The town lies adjacent to the A49 Trunk Road midway between the towns of Shrewsbury, the county town of Shropshire, being 13 miles to the north and Ludlow being 15 miles to the south.

The A49 provides access to the national road network via the M54 to the north. The town due to the Stretton Hills is a popular tourist town particularly for walkers and it offers a thriving community with public houses, restaurants and an excellent range of independent shops. The town had a population of 4,671.



DESCRIPTION

The substantial property is arranged over part three, part two and part single storeys with a basement area to provide a self contained (tenanted) ground floor lock up shop unit within part of the ground and the basement and an attractive very well presented self contained 3 bedroomed residential town house arranged over part of the ground and the first floor and second floors of the property. The property has been sympathetically refurbished by the existing owners and this has included the construction of an impressive first floor balcony area at the rear of the property.

The shop unit provides a Total Net Sales Area of approximately 1,070 ft sq (99.54 m sq) with ancillary accommodation and welfare facilities, over part of the ground floor and the basement. It has a glazed shop frontage front onto Sandford Avenue and is currently let (please see tenure section) and income producing and provide s an ideal investment return for any purchaser who wants to live in the property above.

The residential town house is spacious and benefits from a wealth of attractive features that can only be appreciated via an inspection of the property and has been sympathetically refurbished and improved by the vendors.

The property provides flexible 3 bedroomed accommodation arranged over part of the ground floor and first floor and second floors. Benefiting from a gas fired central heating system and an attractive first floor balcony area as well as a pleasant rear garden area with outbuildings. The town house has the potential to be separated into two separate flats and there is an existing planning consent in place for a loft conversion to create further residential accommodation.



ACCOMMODATION

The property provides the following Gross Internal Floor Area. The accommodation has been measured in accordance with the RICS Code of Measuring Practice.

	SQ FT	M SQ
COMMERCIAL		
GROUND FLOOR		
Shop Area	605	56.18
Lobby Area	21	1.96
Stores 1	137	12.76
Stores 2	133	12.35
Corridor	104	9.69
Toilet		
Office	70	6.49
BASEMENT		

ACCOMMODATION (cont.)	
	M
RESIDENTIAL	
GROUND FLOOR	
Front Porch Area	0.976 x 4.595
Entrance Hallway	2.278 x 1.47
FIRST FLOOR	
Landing	
Sitting Room	5.922 x 5.139
Bathroom	2.417 x 2.832
Bedroom 3	4.781 x 3.41
(currently arranged as a Dining Room)	
Hallway	
Study	3.514 x 3.62
Kitchen	3.416 x 3.676
Toilet	
First Floor Balcony Area	
SECOND FLOOR	
Landing	
Utility Room	3.547 x 3.576
Bedroom 2	5.935 x 5.139
Bedroom 3	4.766 x 3.597
Shower Room	1.844 x 2.59
OUTSIDE	
Rear Garden	
Garden Room	2.009 x 3.495
Stores 2	2.395 x 1.129



PLANNING

Prospective purchasers should make their own enquiries.

The property is understood to be located in a Conservation Area. The shop unit is understood to benefit from Use Class E (Retail use) under the Town and Country Use Classes Order.

The residential Accommodation is understood to benefit from residential consent under Use Class C3 of the Town and Country Use Classes Order.

The property benefits from an existing planning consent for the conversion of the loft into further residential accommodation.

RATEABLE VALUE

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

COMMERCIAL

Rateable Value 2023/2024	£9,300
Rates Payable 2023/2024	£4,641

RESIDENTIAL

Council Tax Band	D
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Interested parties are to rely on their own enquiries to the local authority

VAT

The property sale will not be subject to VAT

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TENURE
The property is sold freehold subject to the following occupational lease to Severn Hospice Limited for a term of 6 years from 1st July 2023 at a rent of £11,250 per annum on Tenants Full Repairing and Insuring terms subject to a schedule of condition.

PRICE
Offers in the region of £499,000 (Four Hundred and Ninety-Nine Thousand pounds) (Exclusive)

LEGAL COSTS
Each party to bear their legal costs in connection the sale of the property.

SERVICES
(No services were tested at the time of our inspection)
Prospective purchasers are to rely on their own enquiries.

SHOP
Mains water, electricity and drainage

RESIDENTIAL
Mains water, electricity, gas and drainage The property benefits from a gas fired central heating system. There are understood to be two boilers to the residential accommodation.



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EPC
SHOP
The property has an EPC rating of C (67)

RESIDENTIAL
The property has an EPC rating of D (77)

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

Telephone: 0345 678 9000

VIEWING
Strictly by prior arrangement with the selling agent.
For more information or to arrange a viewing, please contact :

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Commercial Department
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E: commercialmarketing@halls.gb.com

