



# SAMUEL WOOD



## Flat 2, 81 High Street

Wem, Shrewsbury, Shropshire, SY4 5DR

Offers In The Region Of £79,000



Investment Opportunity in the Heart of Wem – For Sale with Vacant Possession. Situated in a prominent position on Wem's bustling High Street, this self-contained town centre flat offers an excellent opportunity for investors or private buyers seeking a well-located, low-maintenance property. Offered with vacant possession, the first floor flat is ready for immediate occupation or letting, and represents a strong prospect for capital growth and ongoing rental income. Accompanied viewings are available via the selling agents Samuel Wood.



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Wem is a thriving North Shropshire market town, highly regarded for its excellent range of independent shops, local supermarkets, medical facilities and community amenities. The town also boasts its own mainline railway station, with regular services to Shrewsbury, Crewe and beyond - making it a strategic location for commuting tenants or those seeking good transport links.

Flat 2, 86 High Street benefits from a town-centre setting that would appeal to professionals, downsizers or investors targeting long-term rental yields. With strong local demand for well-located rental stock and the scarcity of similar properties on the open market, this flat presents a well-timed and accessible investment.

### Services at the property

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

Broadband Speed: Basic 17 Mbps & Superfast 1800 Mbps  
\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low.

### Tenure

We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 999 years from 25th December 1989

Service Charges: N/A

Ground Rent: £10 per year

Next Ground Rent Review Period: tbc

The buildings insurance is shared, to date this has been arranged by the landlord and the two flat owners pay a contribution to that annually. According to the lease, external / building repairs etc are the responsibility of the landlord, all internal maintenance the responsibility of the flat owner.

### Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: tbc

### Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

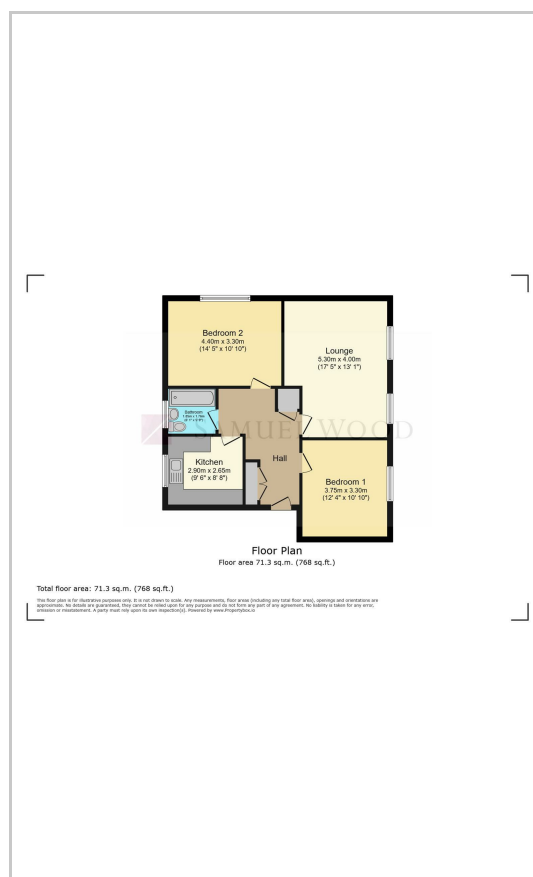
### Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

### Area Map



### Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

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[www.samuelwood.co.uk](http://www.samuelwood.co.uk)