

166, 167 and Welsh Bridge House Shrewsbury SY3 8LG



3 Bedroom House - Townhouse
Asking Price £895,000

The features

- THREE ADJACENT PROPERTIES CONSISTING OF A SPACIOUS HOUSE, RESTAURANT AND SMALL HOUSE WHICH TOGETHER PROVIDE A FINE HOME WITH COMFORTABLE RETIREMENT INCOME CIRCA £35,000 PA



***** PERIOD SHREWSBURY TOWN HOUSE PROVIDING INCOME*****

The main house with double garage was built circa 1601 and has a wealth of exposed beams throughout and full details may be viewed on <https://monks.co.uk/house-item/welsh-bridge-house-frankwell-quay-shrewsbury-sy3-8lg/>

The Restaurant is let on a long lease and the small house has recently been used as a beauty salon but very suitable for Air B&B.

Full details of finances and leases are available from our client via the agents.

All premises are on separate title deeds and of freehold tenure.

Property details

DESCRIPTION

ADDITIONAL INCOME OF £35,000 pa

CONSISTING OF THREE PROPERTIES COMPRISING A RESTAURANT (LET ON A LONG LEASE), A HOUSE AND THE MAIN TOWNHOUSE SET ON THREE FLOORS WITH GARAGING FOR TWO VEHICLES.

Welsh Bridge House is a fine example of a Grade II listed Town House with spacious accommodation over 3 floors each of which are oozing with charm and character. With adjoining offices and Restaurant both currently occupied and we have been advised by our client produce an income of approximately £35,000pa. Please note, all premises are on separate title deeds and of freehold tenure.

Full details may be viewed on <https://monks.co.uk/house-item/welsh-bridge-house-frankwell-quay-shrewsbury-sy3-8lg/>

For details of the income and lease arrangements please telephone the owners via the agents.

Set within this much sought after Conservation Area and a short stroll from the amenities of the Town Centre.

We are of the understanding that an architect has advised that the house could easily be divided into three additional apartments.
Large Garage and Workshop.

Viewing Essential.

The main house can be viewed separately on <https://monks.co.uk/house-item/welsh-bridge-house-frankwell-quay-shrewsbury-sy3-8lg/>

LOCATION

The property occupies an enviable position right on the edge of the Town Centre in this much sought after Conservation Area with beautiful riverside walks on hand. Set in historic Frankwell which boasts excellent amenities, eateries and for Theatre enthusiasts it is next door to Theatre Severn which host both local and international acts. The Town Centre is a short walk away and there is ease of access to the A5/M54 motorway network.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all mains services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk/buy/mortgage-calculator/) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

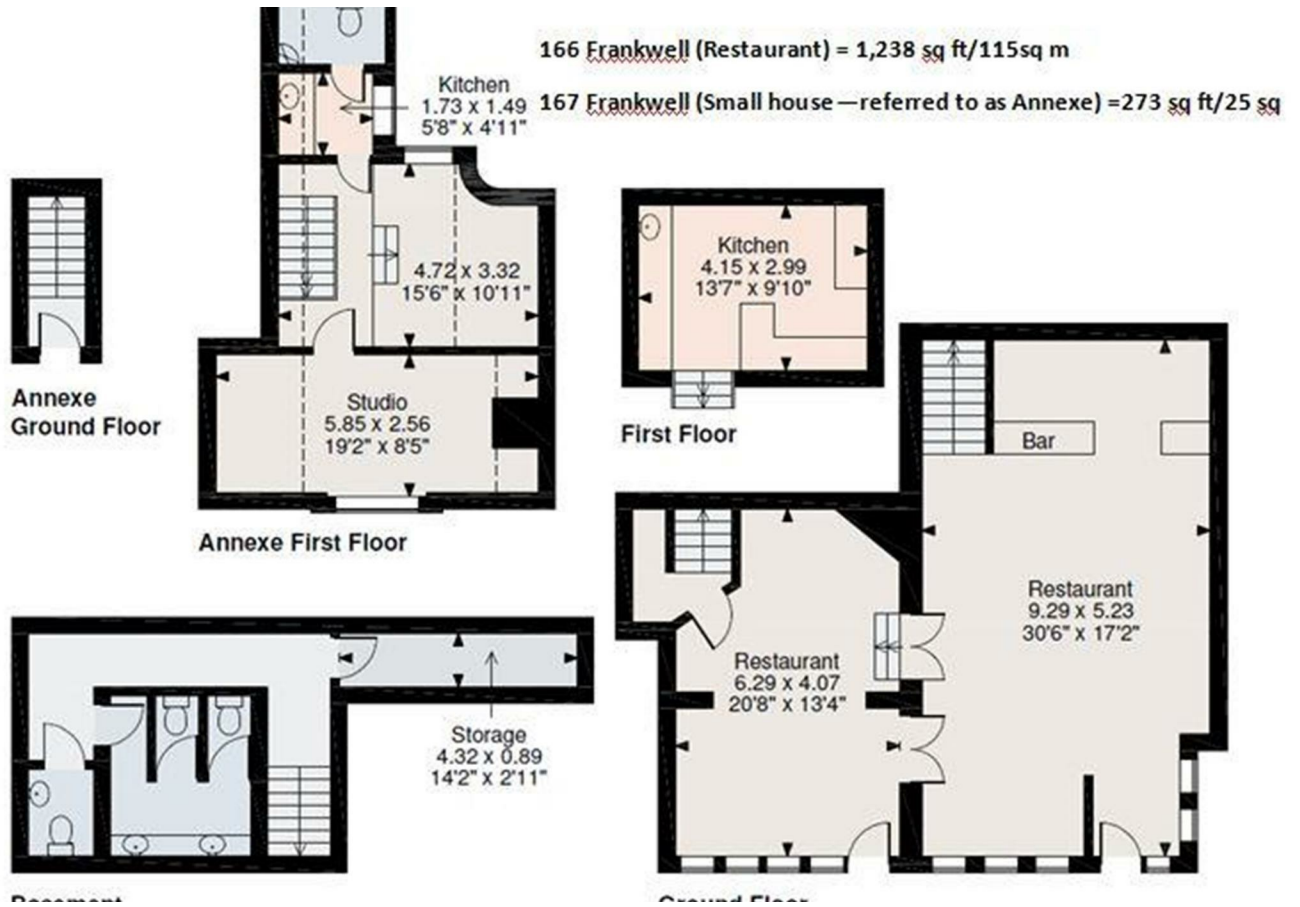
NEED TO CONTACT US

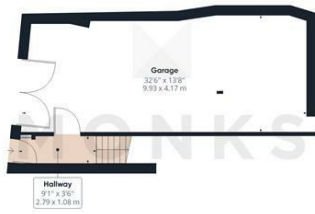
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

2165.61 ft²
201.19 m²

Reduced headroom

158.66 ft²
14.74 m²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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Get in touch

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We're available 7 days a week


HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------------------------|---|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.