

BOWEN

PROPERTY SINCE 1862



Annual Rental Of £14,400

Ground Floor, Fullwood House, Victoria Street,
Ellesmere, SY12 0AA

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General Remarks

Total Area of approximately 160.52 sq m (1,728 sq ft)

Suitable for various usages, office, medical or retail use subject to PP

Prominent location, close to the town centre of Ellesmere

Car parking available during open hours

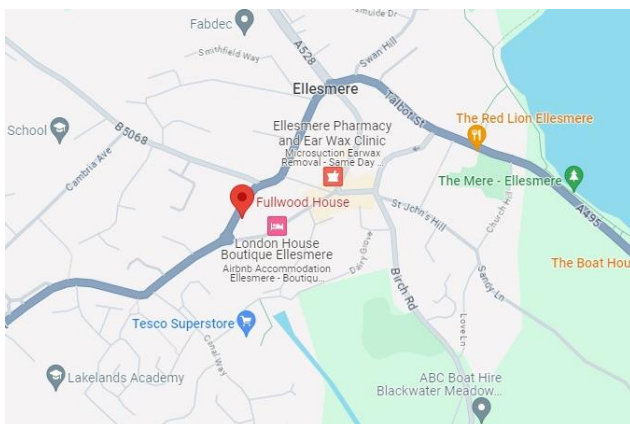
Rear disability access

Intruder Alarm fitted

Description

The property was the former town library, and comprises a ground floor lock-up premises, which is arranged to provide a Total Gross Internal Floor Area of approximately 160.52 sq m (1,728 sq ft). The property is arranged to provide a variety of offices/showroom space with ancillary rooms. The premises offer quality accommodation, which is disability compliant and benefits from use of on-site car parking during opening hours. The property benefits from a glazed window frontage onto Victoria Street.

Location: The property fronts onto Victoria Street, which serves as one of the main arterial routes through the town of Ellesmere. It is located on the edge of the town centre of Ellesmere, where all local amenities are available. Ellesmere is a popular tourist centre in north-east Shropshire. Ellesmere is located approximately 17 miles from the county town of Shrewsbury and 12 miles from Wrexham.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Accommodation: The property provides the following accommodation (as shown on the floor plan provided) and based on a Gross Internal Floor Area basis. Ground Floor includes kitchen area and toilet. (not the area shaded in black which are the access to the upper floors).

Tenure: The premises are available to let by way of a new lease on a Tenants Internal Repairing and Full Insuring Basis. The tenant is to have responsibility for the windows and doors of the property. Rateable Value: £8,900.00 Rates Payable: £4,441.10 The property may benefit from small business relief.

EPC: The property has an EPC rating of D (valid until 30th May 2028), but since assessment all internal lighting is now efficient LED strip lighting.

Planning: The property is understood to be Listed and to be located in a Conservation Area. The property is understood to benefit from planning consent for D1 and previously B1 (Office) use under The Town and Country Use Classes Order 1987.

(The premises would lend themselves to a variety of uses subject to statutory consents).

Services: We understand that all main services are connected to the property. There is a gas fired central heating system serving the property.

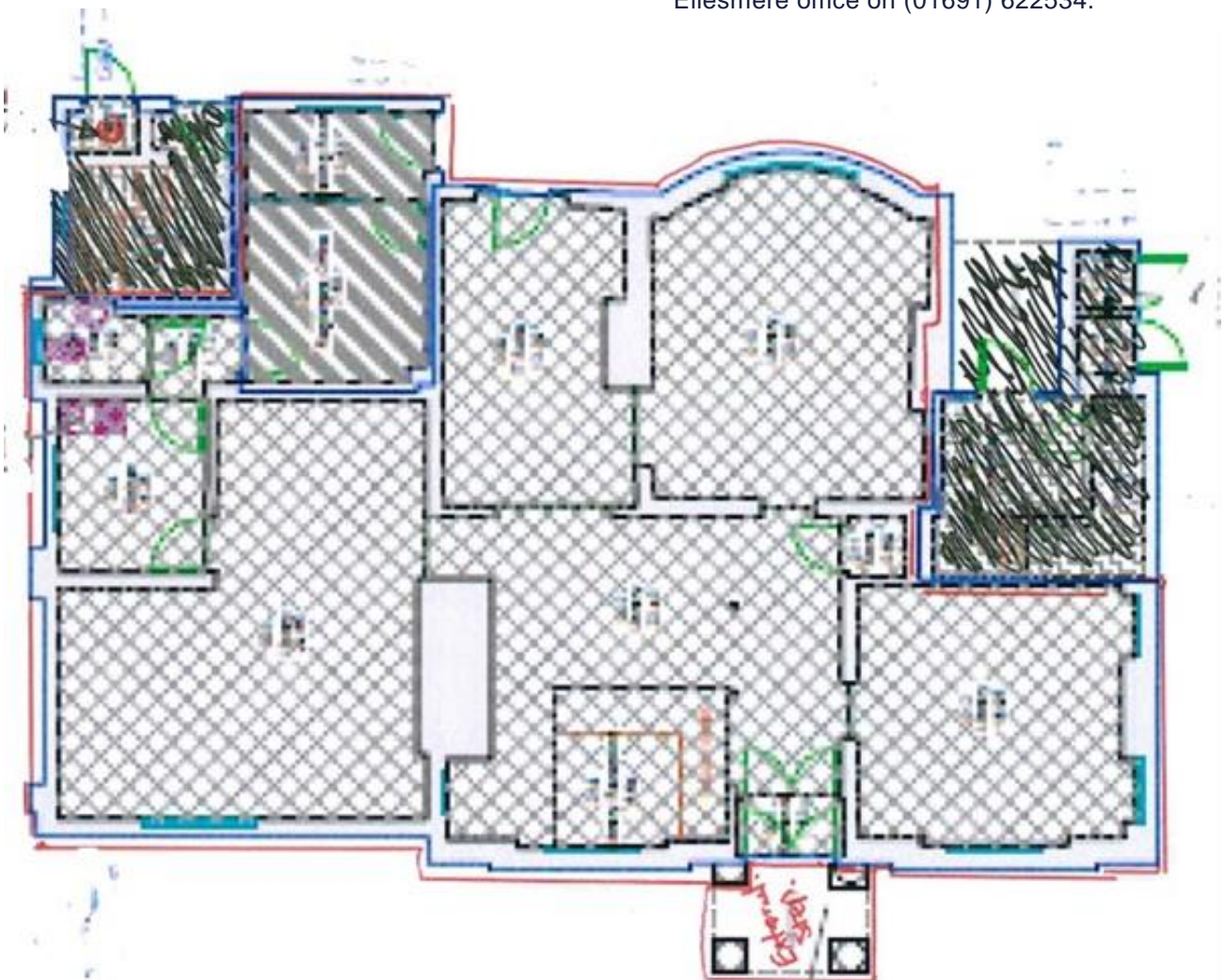
VAT: We understand that the property is not currently elected for VAT. All figures and rents quoted in these particulars are exclusive of VAT.

Financial Act 1989: All figures are quoted exclusive of VAT. Any intending tenant should satisfy themselves independently as to VAT in respect of any transaction.

Legal Costs: The incoming tenant is to be responsible for the landlord's legal costs in respect of the letting of the property.

Local Authority: Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND Telephone: 0345 678 9000

Viewing and Further Information: For further information or to arrange a viewing please contact the sole letting agents Ellesmere office on (01691) 622534.





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