

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £450

3 Ploughmans Corner, Wharf Road,
Ellesmere, SY12 0EJ

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General Remarks

Commercial unit with good double frontage
Suitable for a number of different uses
Convenient town centre location
Kitchen area and w.c
Good transport and commuter links
EPC Rating 73|C

Accommodation

Good size commercial unit occupying a sought after town centre location within the popular town of Ellesmere, benefitting from good double frontage, kitchen area and w.c. The unit provides potential for a number of uses subject to any statutory consents.

Location: The unit enjoys a prominent position in Ellesmere which provides an excellent range of local amenities. The larger towns of Oswestry, Shrewsbury and Wrexham, together with the City of Chester are easily within commuting distance, as is the motorway network beyond. Rail links are available at the nearby village of Gobowen where direct services to Wrexham, Chester, Shrewsbury and Birmingham are available.

Entrance: Stairs leading from street level to part glazed timber entrance door, leading to:

Ground Floor Room: 24' 11" x 20' 10" (7.60m max x 6.36m max) Double fronted window to street level, 2x electric storage heaters, panel ceiling lights.

Kitchen Area: 8' 0" x 7' 9" (2.44m x 2.36m) Fitted wood effect matching wall and base units, with wood effect work top above, partly tiles splash back, stainless steel 1.5 sink and drainer with electric 'Steamline' water heater above, spotlights to ceiling.

Inner Hallway Leading to:

W.C: low level w.c, wash hand basin with 'Triton' water heater, laminate flooring, wall mounted 'Sunhouse' electric heater, extractor fan.



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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.

Stairs Leading Down to:

Cellar Room: 24' 7" x 23' 5" (7.50m max x 7.13m max) 2x electric storage heaters.

EPC Rating 73|C:

Rateable Value: £4,950.00 (2024/25)

Interested parties should make their own enquiries to the Local Authority.

Local Authority: Shropshire Council, Abbey Foregate, Shrewsbury, SY2 6ND.

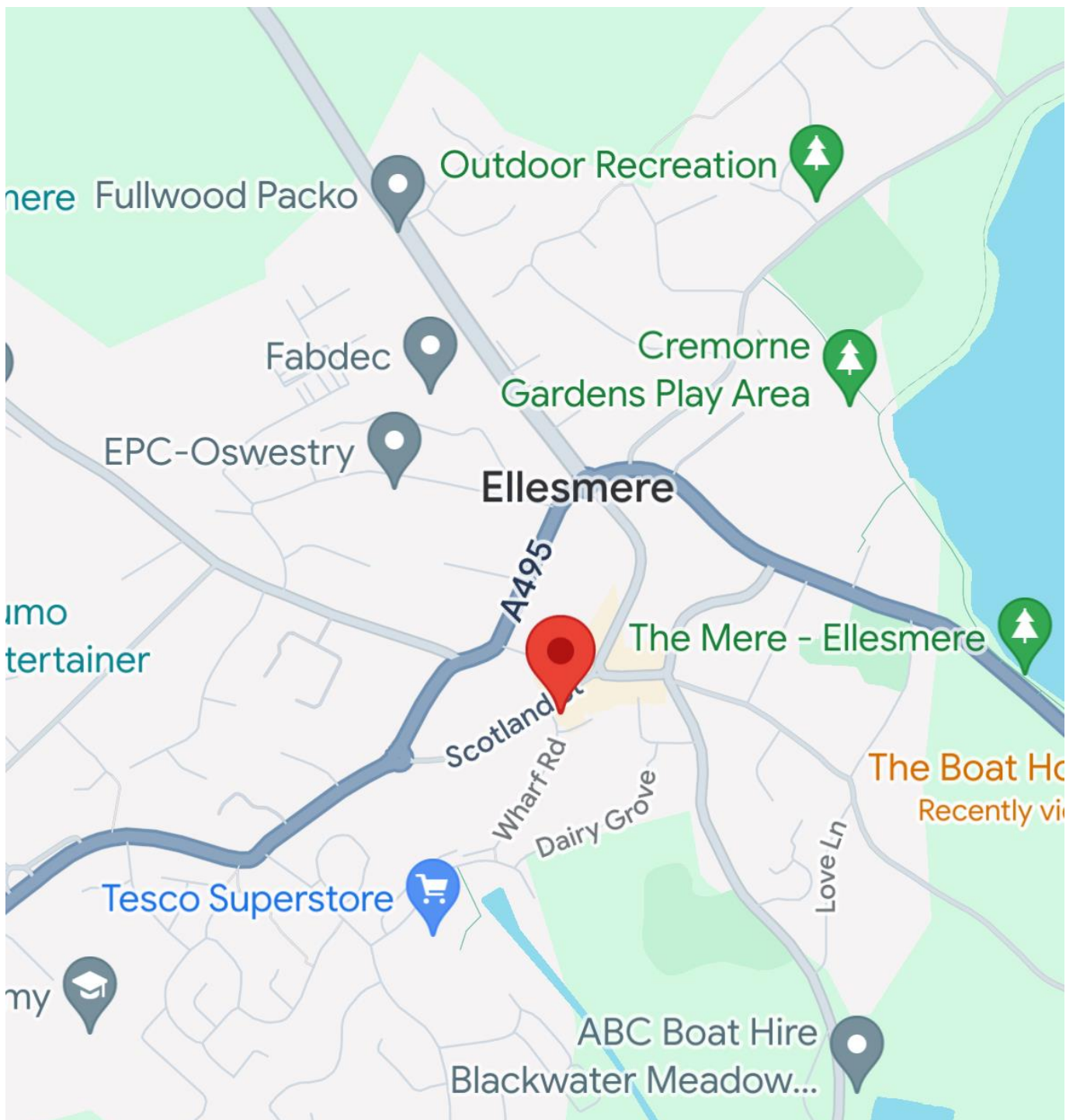
Tel: 0345 6789000.

VAT: The property is understood not to be elected for VAT.

Terms: The lease is for a length of term by negotiation.

Property Insurance and Water Supply: The occupier is to contribute to the Property Insurance and Water usage with payments of £25.00 per calendar month to be made monthly in advance with the rent.

Viewing and Further Information: For viewing and further information please contact the sole letting agent at our Ellesmere Office on (01691) 622534.





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