

**BOWEN**

PROPERTY SINCE 1862

NUMBER 1  
SCOTLAND STREET

**BOWEN**

PROPERTY SINCE 1862

**SHOP UNIT**

**To Let**

01891 622534  
bowl.en.uk.com

Monthly Rental Of £600.00

1 Scotland Street, Ellesmere, SY12 0DE

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## 1 Scotland Street, Ellesmere, SY12 0DE



**General Remarks:** The retail unit occupies a prominent town centre position with good window display frontage located in the popular market town of Ellesmere. This shop unit provides potential for a number of uses subject to any statutory consents.

**Location:** The shop 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.

**Partly Glazed Entrance Door off Scotland Street:**

**Shop:** 19' 0" x 15' 3" (5.80m x 4.66m) Wood effect vinyl flooring, electric wall heater, internet point range of electric wall sockets, halogen strip lighting with two pendant lights to display window.

**Separate wc:** 6' 11" x 2' 6" (2.12m x 0.77m) Continuation of wood effect vinyl flooring, low level flush w.c, wash hand basin with 'Triton' electric water heater above.

**Directions:** The property is located just off the town centre on Scotland Street identified by the agents to let board.

**EPC Rating 72|C:**

**Rateable Value:** £4,150.00 (2023/2024) 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- Negotiable:**

**Viewing and Further Information:** For viewing and further information please contact the Ellesmere Office on (01691) 622534.



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.