



Monthly Rental Of £600.00

56 High Street, Whitchurch, SY13 1BB

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A property business  
steeped in heritage  
with a forward  
thinking outlook.

[bowen.uk.com](http://bowen.uk.com)

Prime town centre location

Ground floor commercial unit

Main room with display window and w/c

Great commuter links

EPC Rating - Awaiting

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

**Location:** The shop enjoys a prominent position in Whitchurch 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 nearby. Railway links are also available.

**Partly Glazed Entrance Door off the High Street:**

**Main Room:** Fluorescent strip lighting, some exposed timber beams, electric wall heater. stainless steel sink unit and drainer with base units and worktop surface with upstand.

**Separate WC:** Low level flush w.c, and wash hand basin

**Store Cupboard:** Store cupboard with shelves and light.

**Directions:** The property is located at the top of the main High Street identified by the agents to let board.

**EPC rating - TBC:**

**Local Authority:** Shropshire Council, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 6789000.

**Rateable Value:** Interested parties should make their own enquiries to the Local Authority.

**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.