

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £600.00

56 High Street, Whitchurch, SY13 1BB
First month rent free



56 High Street, Whitchurch, SY13 1BB



General Remarks

Prime town centre location

Ground floor commercial unit

Main room with display window and w/c

Great commuter links

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: 23' 1" x 14' 8" (7.03m x 4.48m) into recess 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.

EPC rating – 62|C

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:**

Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen Son and Watson is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

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.



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

bowen.uk.com

BOWEN

PROPERTY SINCE 1862