

BOWEN

PROPERTY SINCE 1862



Asking Price £450,000

Former Canal Warehouse, Wharf Road,
Ellesmere, SY12 0GA

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General Remarks

This former Grade II Listed warehouse has been vacant for a substantial period of time, and the current owners are proposing to fully renovate and refurbish the property to a stage ready for a fit-out to suit the owner/occupier.

This presents a unique opportunity to establish a café/restaurant or other suitable use in a highly desirable area within the town

Situation: Occupying a prominent position alongside the canal wharf basin primarily linked to the Shropshire Union Canal network. Located in the popular market town of Ellesmere what is also known as 'Shropshire Lakelands' due to its Meres and a popular tourism and recreational location for tourists and boating enthusiasts.

Location: The market town of Ellesmere provides a comprehensive range of amenities, recreational facilities, larger stores and supermarkets. There are excellent primary and secondary schools in the town as well as the renowned Ellesmere College. The larger towns of Whitchurch, Oswestry, Shrewsbury as well as the city of Chester are all within easy commuting distance. There are easy road links to the motorway networks while the nearby market towns of Wem & Whitchurch provide train stations along with the village of Gobowen.

Tenure - Freehold

VAT: The sale may be subject to VAT. Interested parties should take their own advice in respect of VAT.

Architect Drawings & CGI - guidance purposes:

What3Words///cabin.kinks.dusters:

Viewings and Further Information: For viewings and further information contact the selling agents Ellesmere office.



