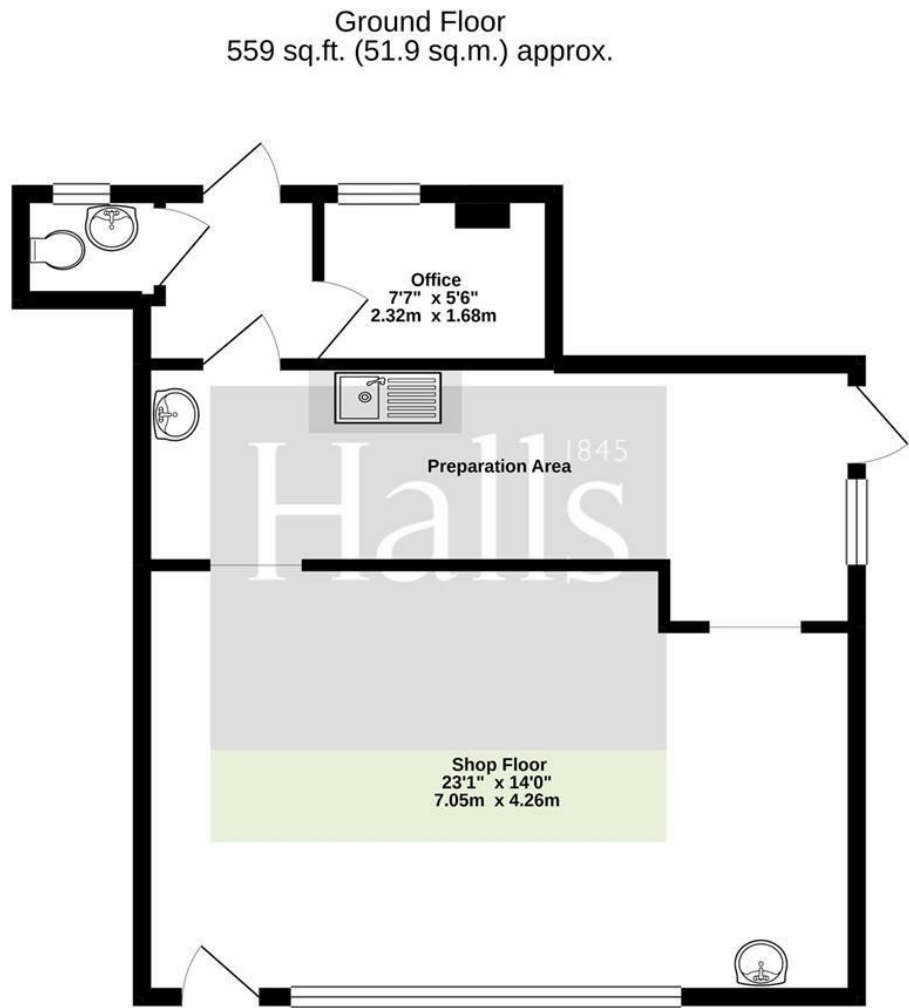


FOR SALE

27A Shrewsbury Road, Cockshutt, Nr Ellesmere, SY12 0JE



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01691 622602

Ellesmere Lettings
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@hallsgb.com



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FOR SALE

Price Guide £75,000

27A Shrewsbury Road, Cockshutt, Nr Ellesmere, SY12 0JE

A prominently situated single-storey commercial premises providing around 560 sq ft of usefully arranged internal space, alongside off-street parking and a gravelled rear courtyard, conveniently positioned immediately beside the A528 within the village of Cockshutt.



Ellesmere (5 miles), Wem (6 miles), Shrewsbury (12 miles)

(All Distances Approximate)

- Prominently Located
- Parking for Staff
- Customer Parking
- Rear Yard
- Popular Village Location
- Sui Generis Class

DESCRIPTION

A rare opportunity to acquire a versatile single-storey commercial premises located within a prominent, and highly visible, village setting. The premises provides a net internal area of approximately 560 sq ft, this comprising a Shop Floor, Preparation Area, Rear Entrance, Office, and WC, and is accompanied by a respectable level of external space which offers, to the rear, a predominantly gravelled area which has previously been utilised as customer seating but could accommodate a variety of usages. To the front of the property is off-street parking for a number of vehicles.

SITUATION

27a Shrewsbury Road is situated within the heart of the village of Cockshutt, approximately 5 miles south of the popular North Shropshire lakeland town of Ellesmere. Cockshutt has local facilities to include a Parish Church, Primary School, Public House and thriving Village Hall. The larger North Shropshire towns of Oswestry (12 miles) and Wem (6 miles) are both, also, within easy motoring distance and both have an excellent range of local shopping, recreational and educational facilities. The county town of Shrewsbury is positioned around 12 miles away and has a more comprehensive range of amenities of all kinds.

THE PREMISES COMPRISES:

Shop Floor: 7.05m x 4.26m
Preparation Area: 7.00m x 2.50m
Rear Entrance:
Office: 2.32m x 1.66m
WC:

OUTSIDE

Directly to the rear of the property is a gravelled area with a gas storage tank and a general storage shed. The gravelled area continues around the side, providing parking space for staff etc.

.
The lay-by directly to the front of the shop is included as parking for customers etc.

W3W

///flagpole.minerals.judge

PLANNING

We understand that the enjoys permission for use as a Hot Food takeaway (class Sui Generis)

RATEABLE VALUE

Small business rates relief may be available. Prospective tenants should make their own enquiries.

VAT

All prices and figures are quoted exclusive of VAT.

SERVICES

(Not tested at the time of our inspection). Mains electricity, water and drainage are understood to be connected to the property. LPG gas.

TENURE

The property is understood to be of Freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

VIEWING

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

