FOR SALE

Offers in the region of £229,995

21 Watergate Street, Ellesmere, SY12 0EX

*** INVESTMENT OPPORTUNITY ***
A substantial and recently improved three-storey grade II listed town centre property comprising three individual flats, all of which are tenanted and producing a gross yield of circa 8%; conveniently situated within the heart of Ellesmere.

FOR SALE

Oswestry (8 miles), Wrexham (12 miles), Shrewsbury (17 miles).

All distances approximate.

- **Investment Opportunity**
- **Three Flats**
- **Potential Yield of Circa 8%**
- **Courtyard Garden**
- **All Units Occupied**
- **Town Centre Location**

DESCRIPTION

Halls are delighted with instructions to offer 21 Watergate Street for sale by private treaty.

21 Watergate Street is a substantial Grade II listed building comprising three individual flats and a courtyard garden. The property has been subject to a range of recent improvement works, including decorative and efficiency enhancements, and now provides a gross yield of circa 8%.

Each of the three flats are occupied by tenants on Assured Periodic Tenancies. We understand that all tenants are keen to remain in situ.

The sale of 21 Watergate Street represents an excellent investment opportunity for purchasers looking to begin or enhance their property portfolio.

SITUATION

21 Watergate Street is located close to the heart of the lakeland town of Ellesmere, which boasts a respectable range of amenities for its size, including Schools, Supermarket, Medical Facilities, and a range of independent shops, whilst also being well situated for access to the wider area and, in particular, the larger towns of Oswestry, Whitchurch, with the county centres Shrewsbury and Wrexham; both of which are reachable in less than 30 minutes.

SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Moreton Hall.

FLAT ONE

A completely redecorated and surprisingly spacious ground floor flat, renovated in 2026 and benefitting form a private courtyard garden.

Rooms: Entrance Hall, Bedroom, Living Room/Kitchen, Bathroom, Rear Porch

Sq Ft: 460 (approx)

Current Rent: £550pcm

EPC: 48 (current) 74 (potential)

FLAT TWO

A first floor flat requiring a scheme of improvement works

Rooms: Entrance Hall, Bedroom, Living Room/Kitchen, Bathroom

Sq Ft: 505 (approx)

Current Rent: £420pcm

EPC: 66 (current) 84 (potential)

3 Reception Room/s

3 Bedroom/s

3 Bath/Shower Room/s

FLAT THREE
A well presented and surprisingly spacious second floor flat, renovated in circa 2024.

Rooms: Entrance Hall, Bedroom, Living Room/Kitchen, Bathroom, Rear Porch

Sq Ft: 515 (approx)

Current Rent: £495pcm

EPC: 56 (current) 80 (potential)

Council Tax: Band A

COMMUNAL AREA
The building is accessed via a wooden front door into a recently renovated communal area, with entrance hall from where carpeted stairs rise to the first and second floors. The communal area benefits from a linked fire alarm system and emergency lighting.

INCOME
Combined annual income: £17,850
Gross yield: 7.64%

LISTING
We are advised that 21 Watergate street is Grade II listed.

DIRECTIONS
From our Ellesmere office, proceed north along Cross Street until reaching a roundabout, here take the third exit onto the A495 and continue for around 0.1 miles, take a left turn onto Watergate Street where the property will be situated on the Right and identified by a Halls "For Sale" board.

W3W
///divisible.woes.unimpeded

SERVICES
We understand that the property is served by mains electricity, water, and drainage.

TENURE
The property is said to be of Freehold tenure and each flat is currently tenanted with occupants on periodic APTs.

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

COUNCIL TAX
The property is shown as being within Council Tax band 'A' on the local authority register.

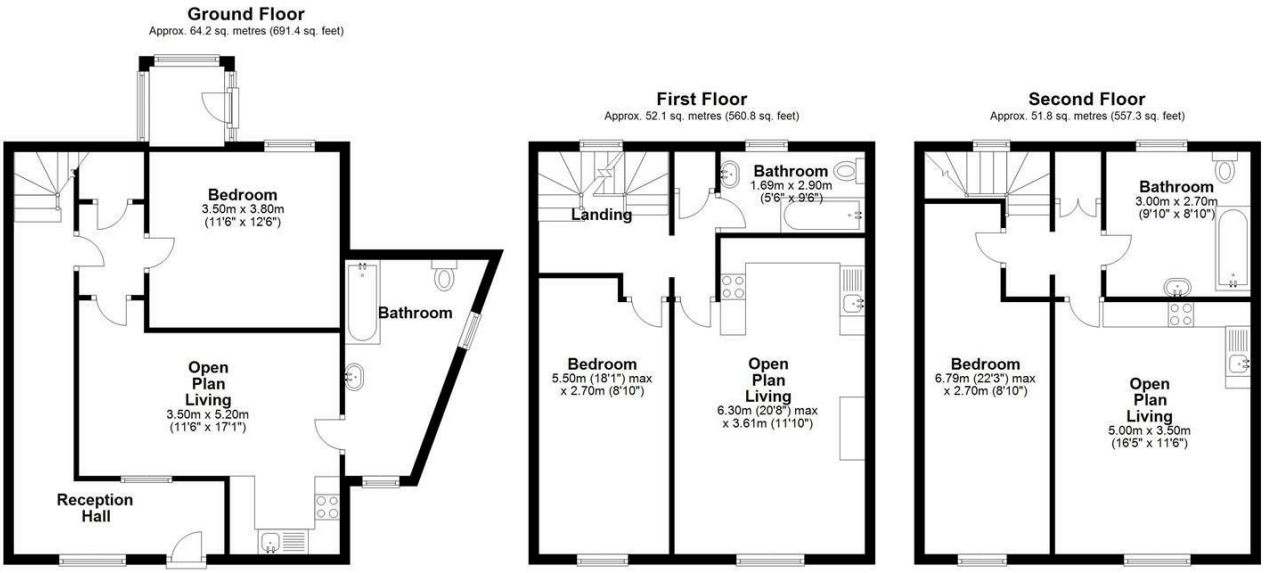
ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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

FOR SALE

21 Watergate Street, Ellesmere, SY12 0EX

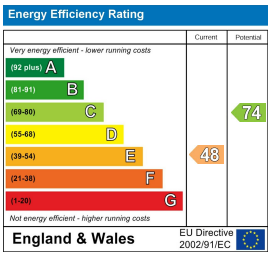


Total area: approx. 168.1 sq. metres (1809.6 sq. feet)

21 Watergate Street

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.

Energy Performance Ratings



Halls 1845

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The Property Ombudsman

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