

BOWEN

PROPERTY SINCE 1862



Annual Rental Of £40,000

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

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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.

Leasehold: Further details contact the selling agent

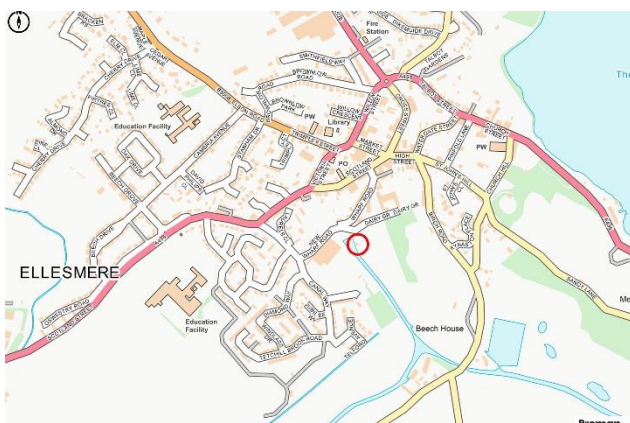
Terms: All other head of terms negotiable.

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

Architect Drawings & CGI - guidance purposes:

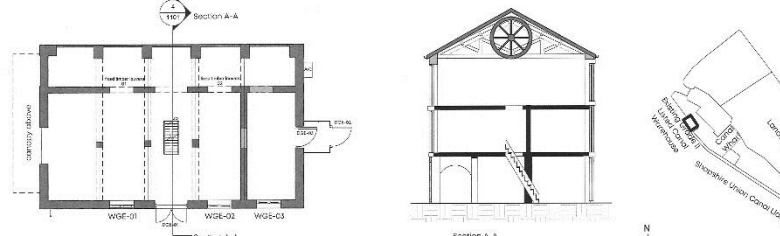
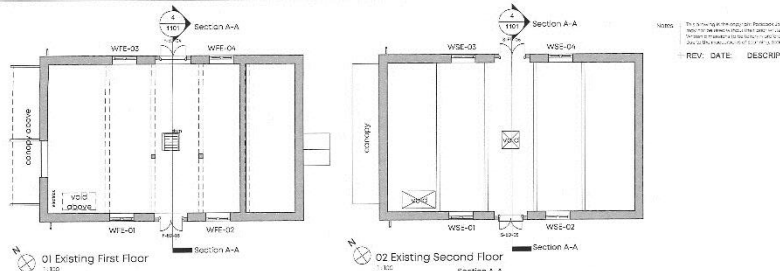
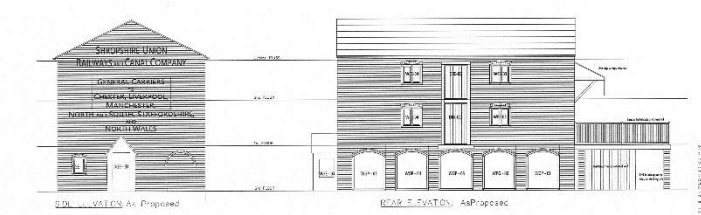
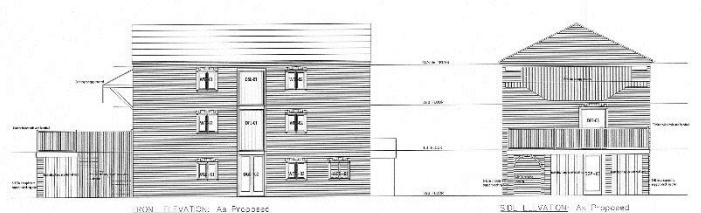
What3Words///cabin.kinks.dusters:

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

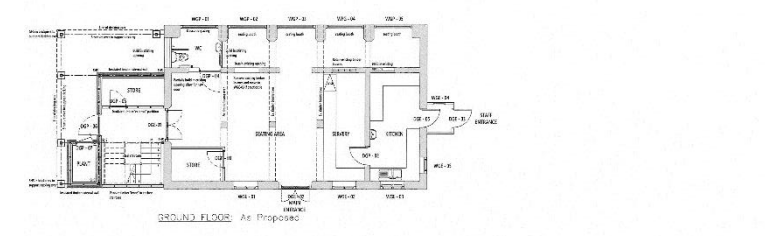
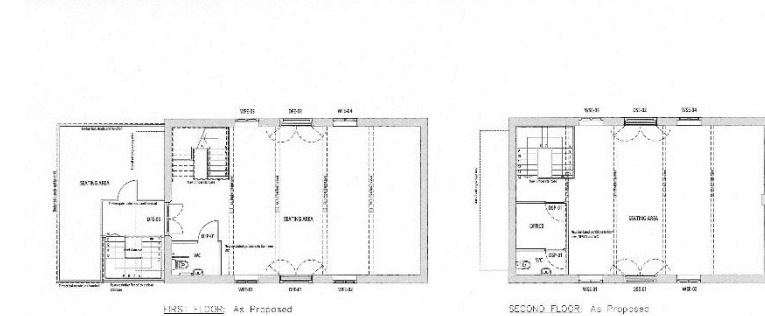




DATE: 11/2019
 CLIENT: Lane and Development Construction
 PROJECT: Repair & Refurbishment of Grade II listed Canal Warehouse
 DRAWING TITLE: Canal Warehouse Existing Elevations
 DRAWING NUMBER: 1814-PJA-CW-ZZ-DR-A-101
 SCALE: 1:500
 DATE: 22/2/21
 STATUS: REV: 01
 INFORMATION: AS VA



DATE: 11/2019
 CLIENT: Lane and Development Construction
 PROJECT: Repair & Refurbishment of Grade II listed Canal Warehouse
 DRAWING TITLE: Canal Warehouse Existing Plans & Section
 DRAWING NUMBER: 1814-PJA-CW-ZZ-DR-A-101
 SCALE: AS
 DATE: 22/2/21
 STATUS: REV: 01
 INFORMATION: AS VA



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.



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