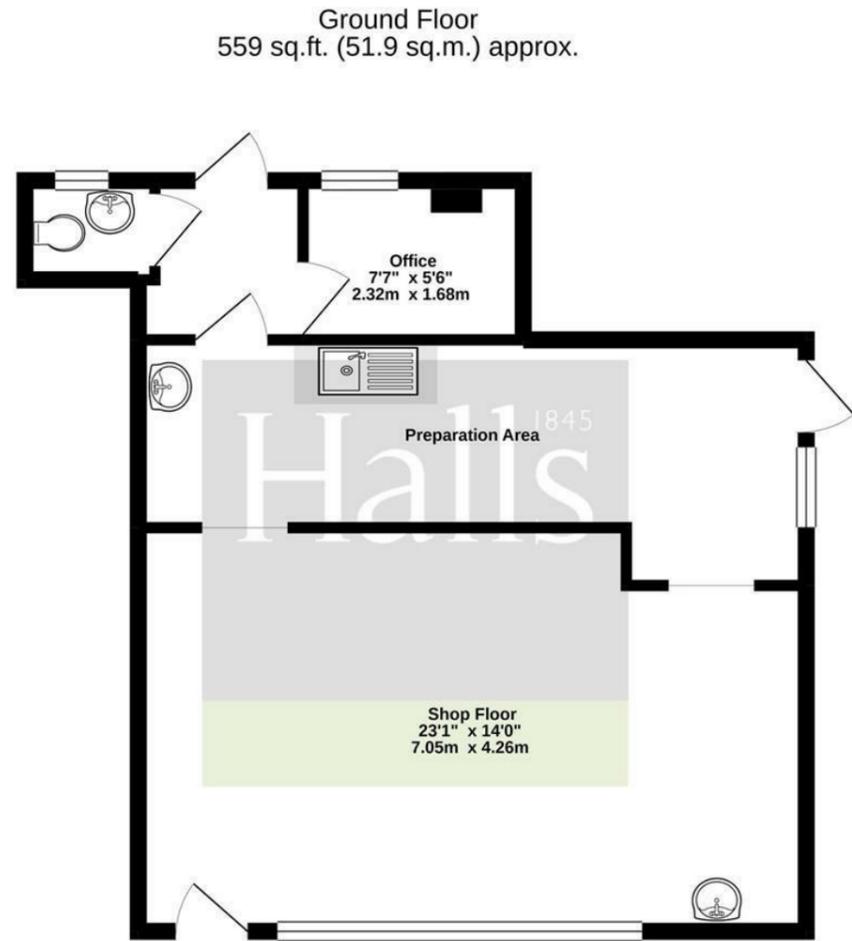


TO LET

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



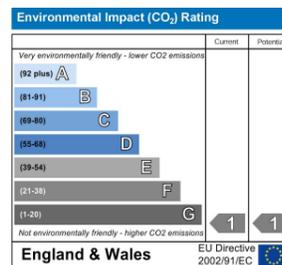
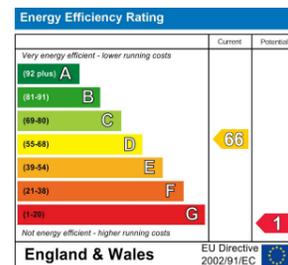
TO LET

£600 Per Calendar Month

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.



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.



01691 622602

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

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**

The opportunity comprises a versatile commercial premises located within a prominent, and highly visible, village setting.

**SITUATION**

27a Shrewsbury Road is situated on the outskirts 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 Ellesmere (5 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, also, only 12 miles away and has a more comprehensive range of amenities of all kinds.

**THE PREMISES COMPRISES:**

A front entrance door opening in to the:

**SHOP FLOOR**

23'0" x 11'10" (7 x 3.6)

With a tiled floor and walls, windows to front elevation and two doorways through to the:

**PREPARATION ROOM**

23'0" x 8'2" (7 x 2.5)

With a continuation of the tiled flooring and walls, a stainless steel sink, door to side elevation leading out to the drive and a further door leading to the:

**REAR ENTRANCE HALL**

With a tiled floor, radiator, external rear entrance door and a door in to an:

**OFFICE**

7'6" x 5'6" (2.294 x 1.687)

With a continuation of the tiled floor, double glazed window to rear elevation, radiator, wall mounted Ferroli i25 LPG gas fired boiler.

A further door leads from the Rear Entrance Hall in to a:

**WC**

5'1" x 3'8" (1.56 x 1.13)

With a hand basin (H&C), low flush WC, double glazed opaque window to rear elevation and a radiator.

**OUTSIDE**

Directly to the rear of the property is a gravelled sitting 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.

**OFFICE**

7'7" x 5'7" (2.32 x 1.70)

**RATEABLE VALUE**

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

**EPC**

Available upon request from the agents

**SERVICES**

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

**VAT**

All prices and figures are quoted exclusive of VAT.

**TENURE**

The property is available on a Fully Repairing and Insuring Lease for a ten year term.

**LEGAL COSTS**

Each party will be responsible for their own legal costs.

**FINANCIAL ACT 1989**

Unless otherwise stated all prices and rents quotes are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of any transaction.

**VIEWING**

Strictly by prior appointment with the Sole Agent. For more information or to arrange a viewing please contact Halls on 01691 622602

