

2-3, Dogpole, Shrewsbury, SY1 1EN
£325,000





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FREEHOLD INVESTMENT PROPERTY WITH VACANT POSSESSION. The property comprises a double fronted retail area with two separate entrance doors. Forming a historic Grade II listed building arranged over three floors plus a cellar, the property offers excellent retail space and two spacious two bedroom flats. The first and second floor flats are accessed via a separate entrance off Dogpole and both comprise of kitchen/living area, bathroom and two bedrooms.

Description

Location: The property is located on Dogpole just off Wyle Cop, one of the main routes through the town centre. Neighbouring occupiers include Vinterior, Excentric (collectibles), SY1 Hair and Creative Audio with Teestar (Footwear) and Its Feet First (children's footwear) opposite. Nearby parking can be found at the NCP Wyle Cop and St Julian's Friars Car Parks.

As the county town and administrative centre of Shropshire, Shrewsbury has a borough population of roughly 80,000 (according to previous census), a 5% rise since 2020 and a larger catchment extending into Mid Wales of roughly 600,000 people. It is strategically situated at the intersection of the A49 from the South of Wales and the A5 trunk road leading to the North of Wales and Telford and Birmingham on the M54.



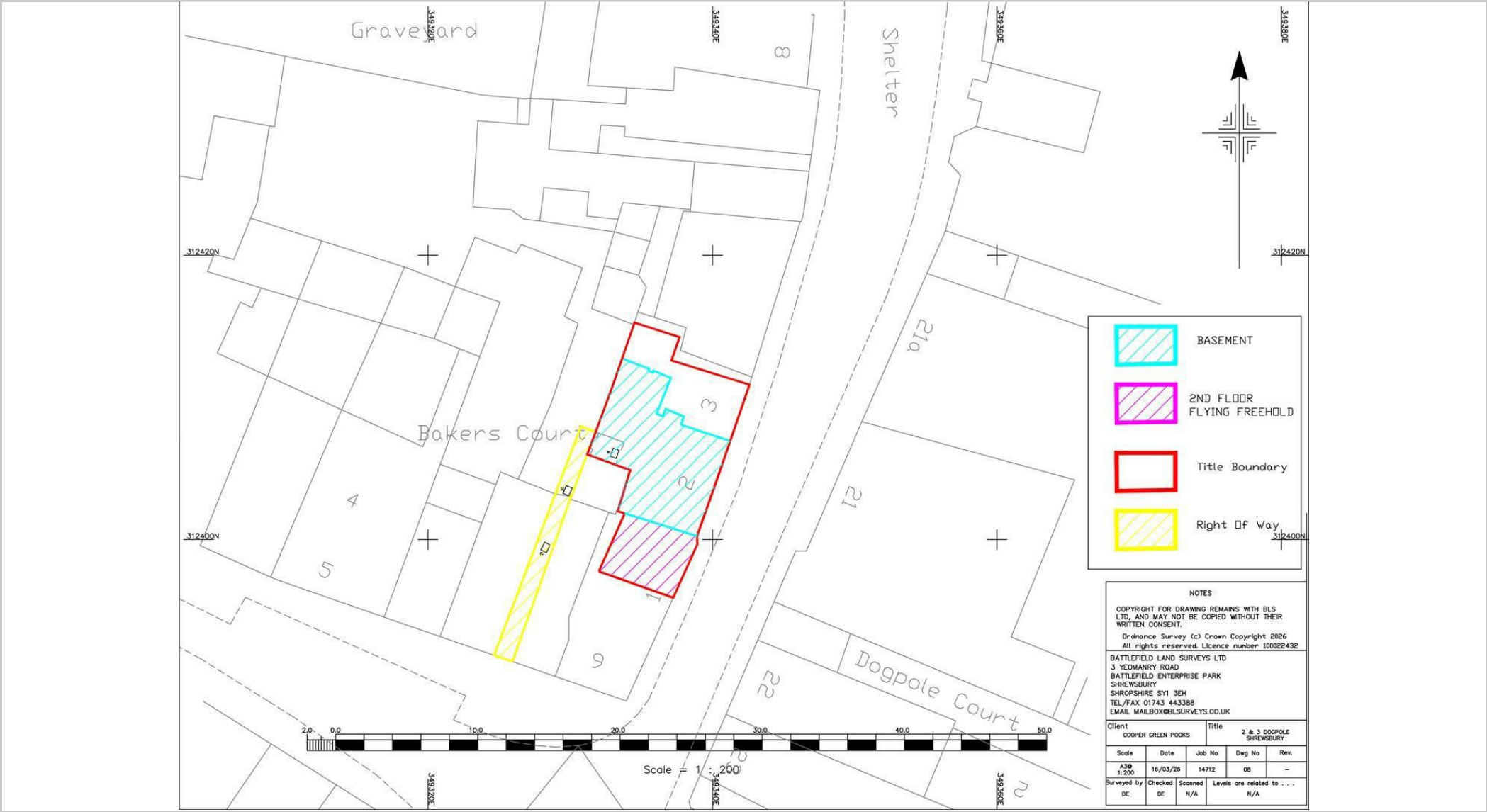
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Council Tax Band:

Available:

EPC:

Floor Plans



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.