

FLAT 1 & FLAT 2, 8 and 8a Abbey Foregate, Shrewsbury,
Shropshire, SY2 6AD

www.hbshrop.co.uk



Offers In The Region Of £375,000

Viewing: strictly by appointment
through the agent

Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in



Offered for sale with NO UPWARD CHAIN. This substantial mixed-use property includes two spacious, two-bedroom apartments arranged over the upper floors. Requiring a programme of improvement and modernisation, the property provides ample scope to enhance the existing accommodation and realise its full potential.

The property is situated within this highly convenient location, within striking distance of the banks of the River Severn and the medieval town centre of Shrewsbury. Occupying a prominent position, the property offers a versatile arrangement of accommodation with considerable scope for enhancement and future adaptation. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Ground floor premises (formally a takeaway outlet), communal entrance door leading to communal hallway with stairs rising to first floor landing with Apartment One comprising: hallway, L shaped kitchen/living area, two double bedrooms, bathroom. Apartment Two comprising: entrance hallway, landing, L shaped kitchen/living area, two double bedrooms, bathroom, low maintenance courtyard to rear, double glazing. A rare opportunity to acquire a commercial property with residential flats above which require modernisation/improvement. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

SHOP FRONT

Having fitted power light, partitioned storage areas to the rear. This shop front has previously been a takeaway outlet. To the side of the shop front door gives access to:

Commual hallway

Stairs then rise to:

First floor landing

Doors from first floor landing then gives access to:

FLAT ONE

Having entrance hallway. Door from entrance hallway gives access to:

L Shaped Kitchen/living area

22'8 x 10'5 max

The living area comprises: Double glazed sash window to front, radiator, wood effect flooring. Th kitchen area comprises: Eye level store cupboards, base units, fitted worktops with inset sink, space for appliances.

From entrance hallway door gives access to: Two bedrooms and bathroom.

Bedroom one

11'10 x 11'8

Having double glazed sash window to front, radiator, wood effect flooring.

Bedroom two

10'8 x 8'0

Having double glazed sash window to rear, radiator, wood effect flooring.

Bathroom

Having timber style panel bath, electric shower over, pedestal wash hand basin, low flush WC, radiator.

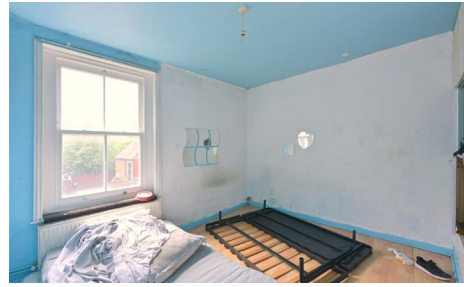
From first floor landing door gives access to:

FLAT TWO

From entrance hallway stairs rise to:

Hallway

Door from hallway gives access to:



L shaped kitchen/living area

23'8 max x 10'9 max

The living area comprises: Double glazed window to front, wood effect flooring. The kitchen area comprises: Eye level and base units, fitted worktop with inset sink, tiled splash surrounds, wall mounted cooker extractor fan, wood effect flooring.

From hallway doors then give access to: Two bedrooms and bathroom.

Bedroom one

11'11 x 11'10

Having double glazed sash window to front, loft access, over stairs storage cupboard, radiator, wood effect flooring.

Bedroom two

12'0 max x 10'11

Having double glazed sash window to rear, radiator, wood effect flooring, under stairs storage cupboard.

Bathroom

Having timber style panel bath, pedestal wash hand basin, low flush WC, radiator, part tiled to walls, double glazed window.

Outside

To the rear of the building there is a small low maintenance courtyard.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND TBC

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

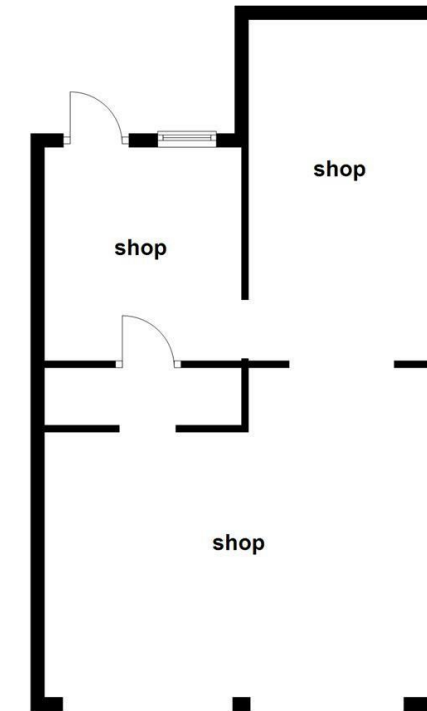
Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires

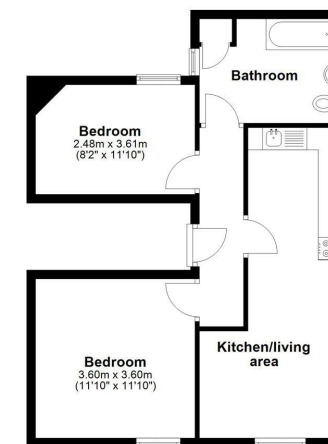
Ground Floor
Approx. 51.7 sq. metres (556.4 sq. feet)



Total area: approx. 51.7 sq. metres (556.4 sq. feet)

For illustrative purposes only Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

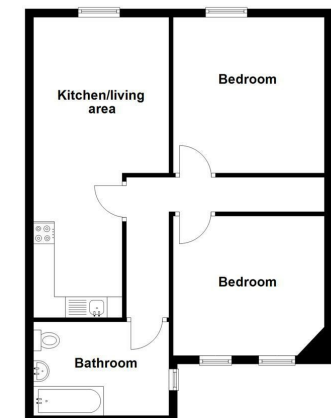
First Floor
Approx. 52.8 sq. metres (568.0 sq. feet)



Total area: approx. 52.8 sq. metres (568.0 sq. feet)

For illustrative purposes only Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

Second Floor
Approx. 61.4 sq. metres (660.4 sq. feet)



Total area: approx. 61.4 sq. metres (660.4 sq. feet)

For illustrative purposes only Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.