

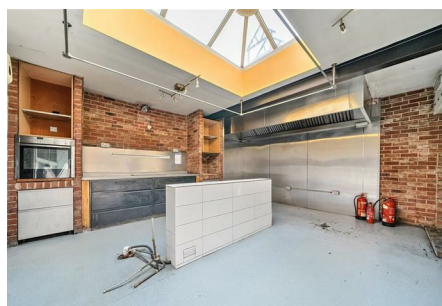


FOR SALE

Price Guide £599,995

31 Cross Street, Ellesmere, SY12 0AW

A substantial and particularly versatile mixed use residential/commercial building providing around 3,300 sq ft of flexibly arranged accommodation accompanied by four independent one and two bedroom holiday lets, conveniently situated within the heart of Ellesmere.



Oswestry (8 miles), Wrexham (12 miles), Shrewsbury (16 miles). Chester (25 miles).

All distances approximate



- Commercial/Residential
- Ideal for a range of usages
- Over 3,500 sq ft of accommodation
- Approx 0.17ac in all
- Four Independent Holiday Lets
- Town Centre Location

DESCRIPTION

Halls are delighted with instruction to offer 31 Cross Street in Ellesmere for sale by private treaty.

31 Cross Street is a substantial three-storey mixed-use residential/commercial town centre property which provides around 3,300 sq ft of characterful and flexibly arranged accommodation with excellent scope for a variety of onward usages. The property has, over the years, operated under a number of guises, including as a public house, with, most recently, the ground floor and basement serving as a popular restaurant, with living accommodation above.

In 2020, planning permission was granted for the conversion of a range of outbuildings to the rear of the building to become four independent holiday lets, these having been elegantly constructed soon after to now serve as a lucrative short-term rental portfolio.

The property and the accompanying holiday lets stand within a generous level of external space, this extending, in all, to around 0.17ac, with vehicular access provided directly from Cross Street onto an enclosed rear courtyard, this incorporating space for external dining and leading on to the holiday lets.

SITUATION

31 Cross Street is conveniently situated with the heart of the popular lakeland town of Ellesmere which, by dint of its renowned Mere and surrounding canal network, stands as the jewel in the crown of north Shropshire tourism, with visitors drawn to the centre's idyllic setting and the town's many and varied amenities, including Supermarkets, Public Houses, and an array of independent shops, as well as cultural and artistic attractions. Ellesmere is convenient for the county's larger towns, including Oswestry, Telford, and Whitchurch, as well as the surrounding county centres, with Shrewsbury, Wrexham, and Chester all reachable by car in around 40 minutes or less.

SCHOOLING

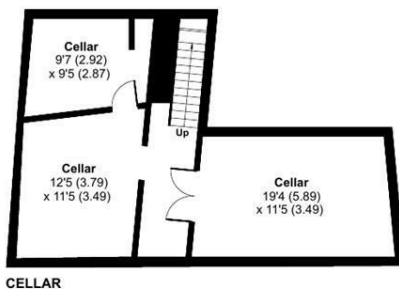
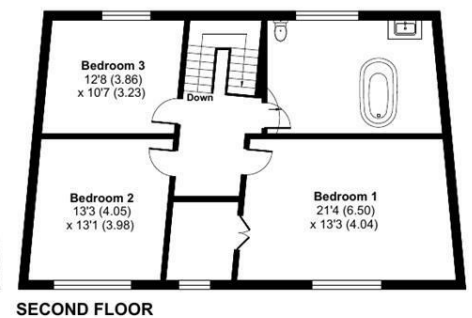
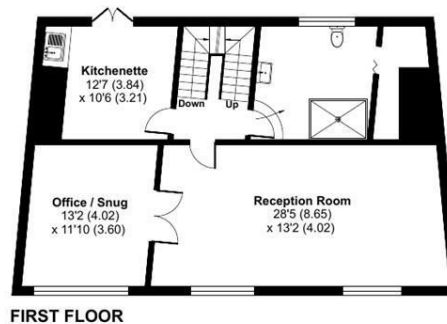
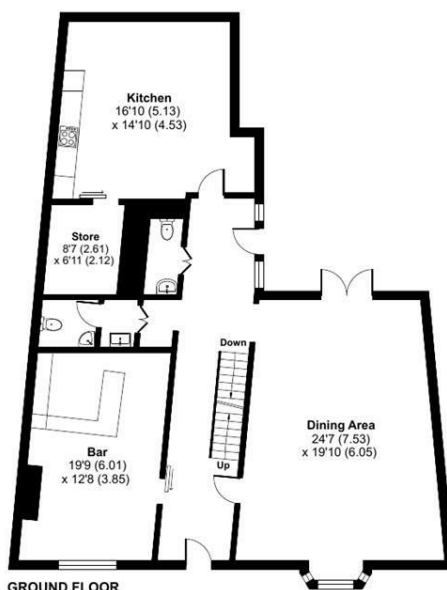
Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, Moreton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

THE PROPERTY

The property is entered into a generous ground floor which has, most recently, been utilised as a popular Greek restaurant, with the basement, ground floor and external areas benefitting from permission for restaurant use; with a door which opens into an impressive Reception Hall from where a door leads immediately to the right into a Dining Area with bay-window onto the front and double opening door which exit onto a rear terrace, alongside an impressive exposed brick fireplace. Turning left from the Reception Hall, one enters a Bar/Lounge area with recessed bar and open fire. The Reception Hall incorporates a number of Cloakrooms/WCs, as well as a further external door opening onto the terrace, this situated nearby steps which lead down to a useful Cellar (approx. 590 sq ft), and culminates at a Kitchen positioned to the rear of the property, this comprising a selection of units and a door which opens into a Store/Utility Area.



Approximate Area = 3274 sq ft / 304.1 sq m
 Cellar = 590 sq ft / 54.8 sq m
 Total = 3864 sq ft / 358.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixcom 2025. Produced for Halls. REF: 1302157



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



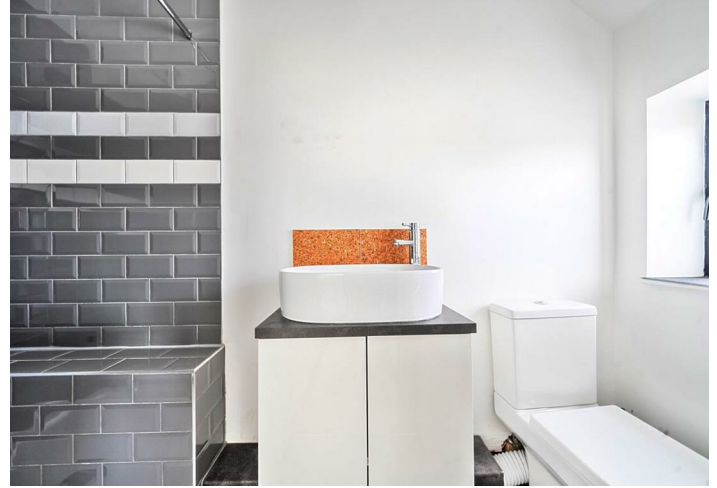
6 Reception
Room/s



9 Bedroom/s



7 Bath/Shower
Room/s



Stairs rise from the Reception Hall to residential accommodation situated across the first and second floor, with an impressive Reception Room with adjoining Snug/Office accompanied by Kitchenette and Shower Room, as well as three Bedrooms and a Bathroom. The upper floors offer excellent potential (LA consent permitting) for conversion into smaller self-contained units or for use by the proprietor in connection with the commercial element of the business.

THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Dining Area: 7.53m x 6.05m

Bar Area: 6.01m, x 3.85m

Kitchen: 5.13m x 4.53m

Utility/Store Area: 2.61m x 2.12m

Cloakrooms:

- First Floor -

Reception Room: 8.85m x 4.02m

Study/Snug: 4.02m x 3.80m

Kitchenette: 3.84m x 3.21m

Shower Room:

- Second Floor -

Bedroom One: 6.50m x 4.04m

Bedroom Two: 4.05m x 3.98m

Bedroom Three: 3.85m x 3.23m

Bathroom:

OUTSIDE

The property is positioned within a generous level of external space, with the plot extending, in all, to around 0.17ac, or thereabouts, with pedestrian access provided immediately to the fore and vehicular/pedestrian access situated to the side of the property and entering, via double opening gates through a covered area with two-storey store to one side, onto a substantial rear courtyard which presently comprises a terrace, ideal for use as beer garden or external dining space, located alongside a covered dining area.

PHILOXENIA MEWS

Positioned to the rear of 31 Cross Street are four independent holiday lets, these recently converted from a range of outbuildings to provide a lucrative short-term rental portfolio attractively positioned around a central courtyard

(dimensions provided by EPC)

1 PHILOXENIA MEWS

Approx. 45m² (485 sq ft)

Two-storey / One Bedroom

Comprising: Entrance Hall, Kitchen/Living Room, Bedroom with En-Suite

2 PHILOXENIA MEWS

Approx. 56m² (602 sq ft)

Two-storey / two-bedroom

Comprising: Entrance Hall, Kitchen/Breakfast Room, Living Room, Bedroom One, Bedroom Two, Bathroom.

3 PHILOXENIA MEWS

Approx. 38m² (408 sq ft)

One-storey / two-bedroom

Comprising: Bedroom One and En-Suite, Kitchen/Living Room, Bedroom Two and En-Suite

4 PHILOXENIA MEWS

Approx. 61m² (656 sq ft)

One-storey / one-bedroom

Comprising: Kitchen/Living Room, Bedroom with En-Suite.

W3W

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DIRECTIONS

From our Ellesmere office, proceed north along Cross Street where the property is positioned on the right of the Co-Op, identified by a Halls "For Sale" board.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage.



TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

CONSERVATION AREA

We understand that the property is located within the town's conservation area.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:[01691] 622602.

ANTI-MONEY LAUNDERING

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 £36 (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.

FOR SALE

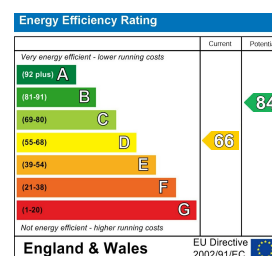
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely 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 Rating



Halls 1845

01691 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@halls.gb.com



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