



Whitchurch 2 Green End The Bullring Shropshire SY13 1AA

- **Freehold Town Centre Shop and Residential Investment**
- Comprising a shop and two self-contained flats
- Situated adjacent to TSB Bank and close to WH Smith, Boots and Argos
- No VAT applicable
- Reversion 2018
- Total Current Rents Reserved
£20,700 pa

**SIX WEEK COMPLETION
AVAILABLE**

Tenure

Freehold.

Location

The attractive town of Whitchurch lies 18 miles north of Shrewsbury, at the junction of the A41, A49, A525 and A495. Some 25 miles to the east, the A525 links directly to Newcastle-under-Lyme and Stoke-on-Trent, and 21 miles to Junction 16 of the M6 Motorway via the A519.

The property is situated in the town centre on Green End, at its junction with High Street and Watergate Street, the pedestrianised area of which is known as The Bullring.

Occupiers close by include Halifax Bank, WH Smith, TSB Bank (adjacent), Boots Chemist, Argos, Thorntons Barclays Bank, HSBC Bank and M & Co. amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop unit with two self-contained flats above, access to which is via a separate side entrance.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsoy.co.uk

Energy Performance Certificate

For EPC Rating please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Owens of Oswestry Ltd (1) (t/a Owens Travelmaster Holidays)	Gross Frontage 7.6 m (26' 10") Net Frontage 5.55 m (18' 3") Shop Depth 10.0 m (32' 9") Built Depth 20.2 m (66' 3")	10 years from 26.08.2008 Rent review every fifth year IR & I	£12,000 p.a.	Rent Review 2013 outstanding. Notice served
First Floor Flat	An Individual	First Floor Flat – Kitchen/Diner, Bedroom and Bathroom	12 month Assured Shorthold Tenancy from 27.11.2011	£4,200 p.a.	Holding Over
Second Floor Flat	An Individual	Second Floor Flat – Two Rooms, Kitchen, Bathroom	6 month Assured Shorthold Tenancy from 13.08.2012	£4,500 p.a.	Holding Over

(1) Owens of Oswestry Ltd were established in 1972 and trade from branches in Oswestry, Newtown and Whitchurch.
For the year ended 31st December 2012, Owens of Oswestry Ltd reported net assets and shareholders' funds of £961,424.
(Source: riskdisk.com 16.04.2014.)

Total £20,700 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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