



Location

The property is located in a prominent position on the cusp of the pedestrianised area on High Street in Whitchurch. Whitchurch is the northern most market town in Shropshire. The town is 20 miles from Shrewsbury, Chester and Wrexham.

Description

The property comprises a three storey premises configured as Ground Floor retail with separately accessed First floor & 2nd Floor storage. The Ground Floor is subject to an occupational lease to Headway and is configured as sales area, rear storage and kitchen / WC facility. The upper storage is accessed from a rear external staircase. Second floor is currently inaccessible.

Accommodation

The premises are arranged over ground floor and have following approximate floor areas on a Net Internal basis:

Shop (inc storage) 95.9 sqm (1,032 Sqft)

First Floor 37.7 sqm (406 Sqft)

Total 133.6 sqm (1,438 Sqft)

**4 High Street
Whitchurch
SY13 1AR**

Lease

The ground floor of the premises are occupied by Headway www.headway.org.uk on a 5 year lease from 30th June 2023 at a rent of £13,000 per annum. A small parcel of land to the rear is also let at £750 per annum.

Price

OIRO £195,000

Business Rates

We understand the premises are assessed for rates as follows:

Rateable Value (2023) £14,250

Interested parties are advised to make their own enquiries with the Local Authority

Legal Costs

Each party to bear their own costs incurred in this transaction together with any Stamp Duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/ tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

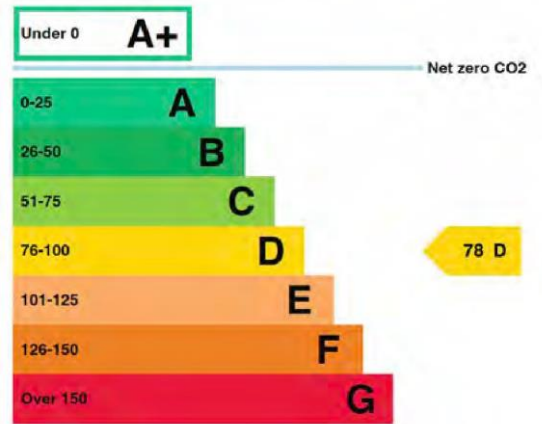
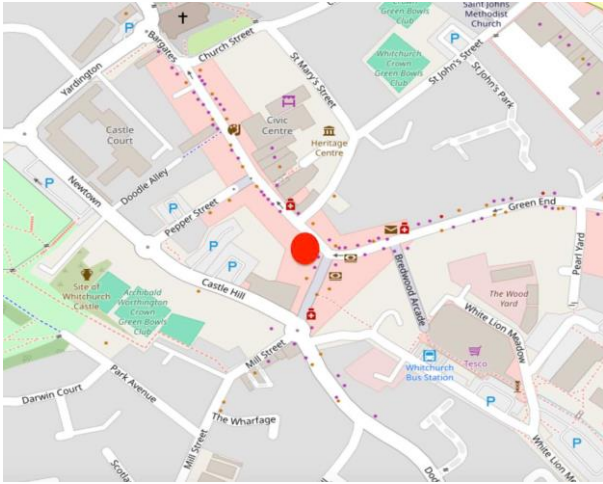
Viewing and further information

For viewing and further information please contact Richi Peters, The UpCo.

Tel: 07828 550 101

E-mail: richi@theupco.co.uk

**Subject to contract
Details updated
March 24'**



4 High Street WHITCHURCH SY13 1AR	Energy rating D
Valid until 1 November 2024	Certificate number 9700-1965-0364-8070-9030

Particulars Correct: 16/4/24

IMPORTANT NOTICE: The UpCo is a trading name of 5050 Developments Ltd. The UpCo gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. November 2023.