

Town & Country

Estate & Letting Agents



16 Market Street, Ellesmere, SY12 0AN

Offers In The Region Of £119,950

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this superb investment opportunity to purchase a lovely retail premises currently returning a 10% yield in the bustling market town of Ellesmere with the benefit of a spacious one bedroom two storey apartment above ideal for living accommodation or for letting out. The shop and the apartment above are both currently let out and are returning a great investment. Ellesmere is a vibrant market town with a good range of shops and amenities making it an ideal purchase for those wanting to open a retail premises or as a long terms investment.

Directions

From Our Oswestry office proceed out of town heading towards Whittington. On reaching Whittington follow the signposts for Ellesmere. Follow the road into the town passing through the traffic lights. As you proceed down the hill to the roundabout take the second exit into the town. Follow the road along for approximately 500 metres before turning left into Market Street where the property will be found on the right hand side. There is street parking in front of the property.

Accommodation Comprises



Retail Premises



The ground floor retail space has good access from the street and benefits from a large glass fronted frontage and a well presented, modern interior. Having ample display space and modern flooring, the premises offers versatile accommodation for various retail avenues. The main retail space leads through to the rear workshop/ storage area.

Additional Photo



Rear Workshop



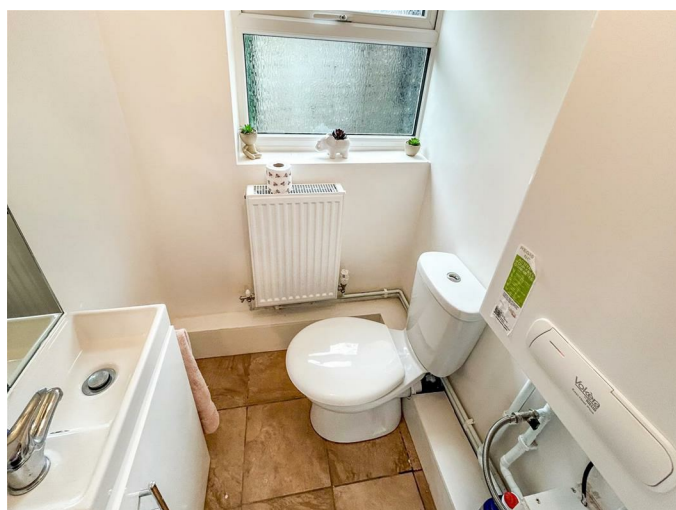
Another great space providing good storage or an area for a workshop to the rear of the main retail area. There is a wall mounted sink with cupboards below, modern flooring and an electric shower (ideal for a dog grooming business or similar) This room leads onto the kitchen area.

Kitchen Area



The kitchen area has a tiled floor with fitted base units and an inset sink. A door leads through to the cloakroom.

Cloakroom



The cloakroom is fitted with a low level w.c. ,sink on a vanity unit with a mixer tap over, radiator, tiled flooring, recently installed boiler and a window to the rear.

Self Contained Apartment

The self contained apartment is accessed from a pedestrian side passage to the right of the retail shop. There is a yard area and a spiral staircase that leads up to the property. The property is currently tenanted by a long term tenant.

Hallway

The hallway has a door leading to the outside, a doorway leading to the kitchen and stairs leading to the first floor.

Kitchen 11'6" x 10'7" (3.52m x 3.25m)



The modern kitchen is fitted with a range of base and wall units with work surfaces over, single bowl sink, a window to the rear, cooker space and point, plumbing for a washing machine, part tiled walls, vinyl flooring, space for appliances and an extractor fan. A door leads through to the lounge.

Lounge 13'2" x 11'6" (4.02m x 3.53m)



The good sized lounge has a window to the front.

First Floor Landing

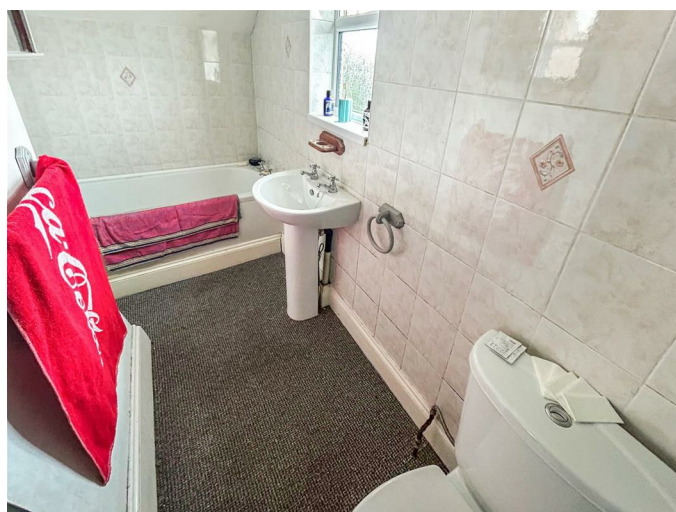
The first floor landing from the hall gives access to the bedroom and the bathroom.

Bedroom 16'6" x 10'1" (5.05m x 3.08m)



The spacious double bedroom has a window to the front and eaves storage.

Bathroom



The bathroom is fitted with a panelled bath, low level w.c., wash hand basin, a window to the rear and part tiled walls.

To The Outside

There is a courtyard area at the rear of the retail premises giving access to the apartment above.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

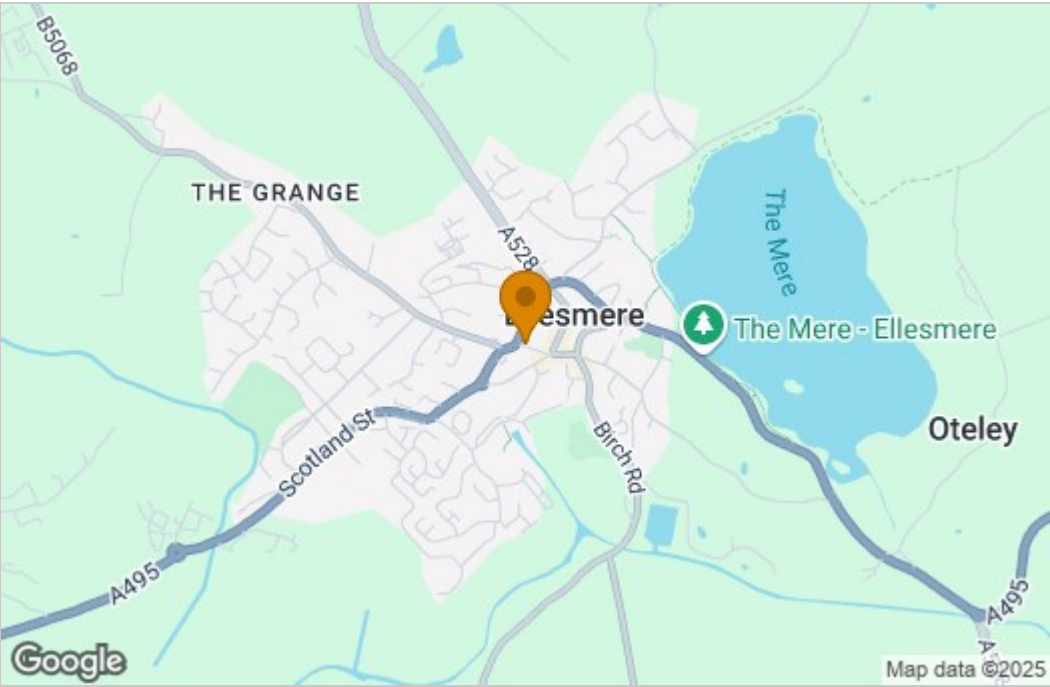
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

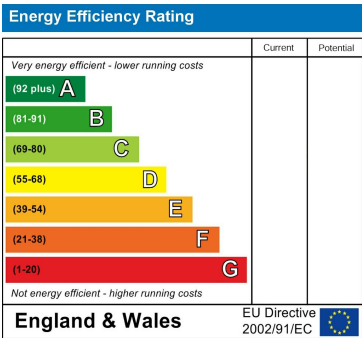
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

Floor Plan

Area Map



Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk