

FOR SALE

TSR

TOWLER SHAW ROBERTS

ATTRACTIVE MIXED-USE INVESTMENT PROPERTY IN CONVENIENT TOWN CENTRE LOCATION



**3-4 CRESCENT
TERRACE
HIGHLEY
NR BRIDGNORTH
WV16 6LF**

- Well-appointed 2 storey mixed-use investment property comprising ground floor takeaway premises with 2 separate self-contained one-bedroom residential apartments on the uppers.
- Occupying an established location in Highley town centre with on-street parking and other amenities nearby.
- Well-appointed accommodation providing an attractive investment opportunity currently producing an annual rental income of £9,960 p.a with further income available from a vacant one-bedroom flat.
- Offers in the region of **£165,000** are invited for the freehold interest subject to and with the benefit of the existing tenancies.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

This property occupies a sought-after location in Highley town centre amongst a mixture of local and regional occupiers including: Co-operative foods, Costcutter and Perry & Phillips Funeral Directors. On-street car parking is available in close by.

Highley is a rural town located between Bridgnorth and Kidderminster being located on the B4555. The town supports a range of national and independent retailers

Description

The property comprises a well-appointed 2-storey mixed use property of traditional brick construction providing spacious ground floor retail accommodation with two 1-bed apartments on the upper floors.

The ground floor accommodation currently comprises an Indian takeaway premises with fitted kitchen and preparation rooms, having an attractive glazed frontage with recessed entranceways onto Crescent Terrace.

There is two separate self-contained 1-bed apartment on the upper floors comprising living room, fitted kitchen, bedroom and separate bathroom each having gas fired radiator central heating and fitted carpeting throughout. The flats also have the benefit of a rear courtyard area.

Accommodation

	Sqm	Sqft
Ground Floor Takeaway Premises		
Servery	21.37	230
Storage	4.97	53
Preparation Room	18.81	203
Kitchen	6.22	67
Storage	10.83	117
Total	62.2	670
First Floor Apartment 3 Crescent Terrace	36.62	395
First Floor Apartment 3 Crescent Terrace	36.62	395

Services (Not Checked or Tested)

It is understood that mains water, electricity, gas and drainage services are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenancy Details

Description	Tenancy	Annual Rent
Ground Floor Takeaway Premises	10-year lease from 1 st March 2018.	£5,760 p.a
First Floor Apartment 3 Crescent Terrace	18-month AST from 20 th March 2024	4,200 p.a
First Floor Apartment 4 Crescent Terrace	Vacant	-
	Total Income	£9,960 p.a

Guide Price

Offers in the region of **£165,000** are invited for the freehold interest with benefit of the existing tenant on the ground floor, and subject to an AST tenancy of one residential apartment above, and vacant possession of the other.

Energy Performance Rating

Energy Performance Rating:

- Ground Floor Takeaway – E (103)
- First Floor Apartment 3 Crescent Terrace – G (17)
- First Floor Apartment 4 Crescent Terrace – G (17)



For Reference purpose only Scale: Not to Scale

Business Rates

At the date of printing, the property was assessed on the Valuation Officer’s website for the 2023 Rating List as follows:

Description – Café and premises
Current Rateable Value – £7,500

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Council Tax

The Apartments have been separately assessed to both be in Council Tax Band A.

Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 678 9000.

Legal Costs

Each party is to be responsible for their own legal costs in connection with the transaction.

VAT

All costs / prices are exclusive of but subject to VAT if applicable.

Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks

Viewing

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

July 2025

TSR House
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222

Also at
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