



For Sale: 31 High Street

Wem | Shropshire | SY4 5DG

Halls



For Sale - Freehold Commercial Shop Unit with a Long Leasehold Flat

Available at offers in the region of £95,000 (exclusive), this freehold property presents a compelling chance to secure a vacant ground floor commercial shop in a high-visibility, High Street position. The building includes in its ownership a residential flat sold off on a long leasehold, generating a peppercorn rent for the freeholder.

With a Total Net Internal Area (ground floor only) of approximately 701 sq ft, the shop offers immediate potential for occupation or refurbishment, making it an appealing proposition for both owner-occupiers and investors seeking a well-located asset in a vibrant town centre setting.

31 High Street

This commercial property presents a flexible investment or owner occupation opportunity:

- A freehold building, which includes the ground floor shop, with the upper residential flat sold off on long leasehold basis. The freeholder benefits from a peppercorn rent from the flats.
- The ground floor shop provides a front-facing retail area and ancillary accommodation with a small internal courtyard.



Location

Positioned prominently on Wem High Street near the junction with Chapel Street, the property sits within the town's established retail heart, long recognised for its independent traders and active local community. Its central placement ensures strong visibility along a key vehicular route, supported by several nearby public car parks.

Key Location Highlights

- Set among notable occupiers including Wem Town Hall, Rural Charity, Seasons Florists and Jays Place
- Close to multiple public car parks for convenient customer access
- Strong independent retail scene and steady footfall along the High Street
- Wem railway station provides direct links to Shrewsbury and Crewe
- Approximately 11 miles north of Shrewsbury, 20 miles north of Telford and about 48 miles from Birmingham
- Local economy supported by agriculture, services, small enterprises and a resilient town-centre trading environment

With its strong community presence, excellent accessibility and a High Street known for independent businesses, the location offers an appealing base for operators seeking both visibility and dependable local footfall.



Accommodation

GROUND FLOOR - COMMERCIAL UNIT

UPPER PREP ROOM / COLD STORE

130.45 sq ft | (12.12 m sq)

PREP 1

164.71 sq ft | (15.30 m sq)

PREP 2

173.55 sq ft | (16.12 m sq)

SALES AREA

232.56 sq ft | (21.60 m sq)

TOTAL GROSS INTERNAL FLOOR AREA – 701.27 sq ft | (65.14 m sq)

ALL MEASUREMENTS ARE APPROXIMATE

TENURE

- FREEHOLD TENURE UNDER TITLE NUMBER SL122652
- INCLUDING VACANT GROUND FLOOR SHOP
- UPPER RESIDENTIAL APARTMENT SOLD OFF ON LONG LEASEHOLD BASIS
- THE FREEHOLDER COLLECTS A PEPPERCORN RENT FROM THE FLAT FURTHER DETAILS UPON REQUEST FROM THE SELLING AGENTS.



Key Details

Rateable Value

Current Rateable Value: £6,900

Rent

Offers in the region of **£95,000** (ninety five thousand pounds) exclusive.

VAT

The property is understood to be elected for VAT and therefore VAT is payable on the purchase price.

EPC

Ordered.

Legal Costs

The incoming tenant is to be responsible for the landlords legal costs in relation to this transaction.

Local Authority

Shropshire Council

The Guildhall, Frankwell Quay

Shrewsbury, SY3 8HQ



0345 678 9000



[SHROPSHIRE COUNCIL WEBSITE](#)

Tenure

Offered for sale freehold with vacant possession of the shop and flat sold off on a long leasehold basis.

Services

Electricity, drainage and water are understood to be connected. Services have not been tested at the time of inspection.

Planning

The property is understood to benefit from planning consent for Use Class E of the Town and Country Planning (Use Classes) Order 1987.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.



Halls

Viewing is strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:

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Commercial Department



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Anti-money laundering (AML) checks

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 £30 (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

