



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.



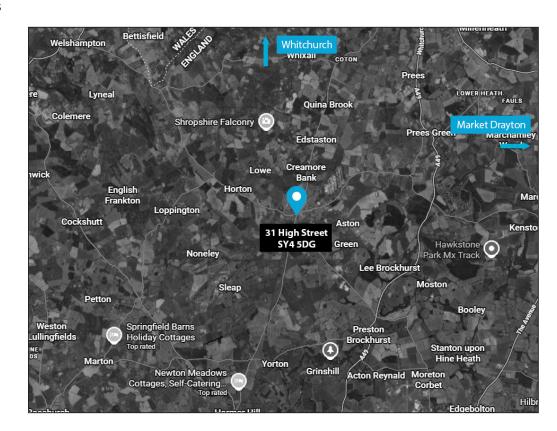
Location

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.

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