



(Existing Business Unaffected)

Investment For Sale: 2 High Street

Church Stretton | Shropshire | SY6 6BT





A Prominently Located, High Quality Commercial Investment Opportunity in Church Stretton

This commercial property presents an attractive investment opportunity in the heart of Church Stretton - a popular market town. Currently producing an annual rental income of £19,700, the property delivers a Net Initial Yield of 7.7%, after allowing for normal purchaser's costs. With its established income stream, the asset offers immediate returns for investors seeking reliable commercial property exposure.

Offered at a sale price of £250,000, the property not only provides secure income, but also clear potential for future asset management.

2 High Street

The property comprises of an attractive and prominently positioned former banking hall, now arranged to provide professional office accommodation, currently occupied by solicitors. Constructed circa 1920, the building is of traditional ashlar stone construction with glazed window units beneath a pitched slate roof. It adjoins the neighbouring property and is configured over part two-storey and part single-storey levels, with additional basement accommodation.

The property provides a Total Net Internal Floor Area of approximately 128.23 m sq (1,380 ft sq) of offices on the ground floor with a staffroom of 9.73 m sq (105 ft sq).

The First Floor provides two toilets and a lobby with a Total Gross Internal Floor Area 9.73 m sq (105 ft sq) and there is a Basement area that provides a Total Gross Internal Floor Area of approximately 1,236 ft sq (114.88 m sq). The property has the benefit of disabled access to the side of the property. The total site area is approximately 0.024 hectares (0.06 acres).

Covenant

The property is sold freehold with the property being subject to an occupational lease to PCB Solicitors LLP (who are established solicitors who have an 8 office branch network) for a term of 5 years from 5th March 2024 at a rent of £19,700 per annum on Tenants Full Internal Repairing and Insuring terms. Financial accounts are available from the selling agents for the financial year ending the 31st of March 2024.



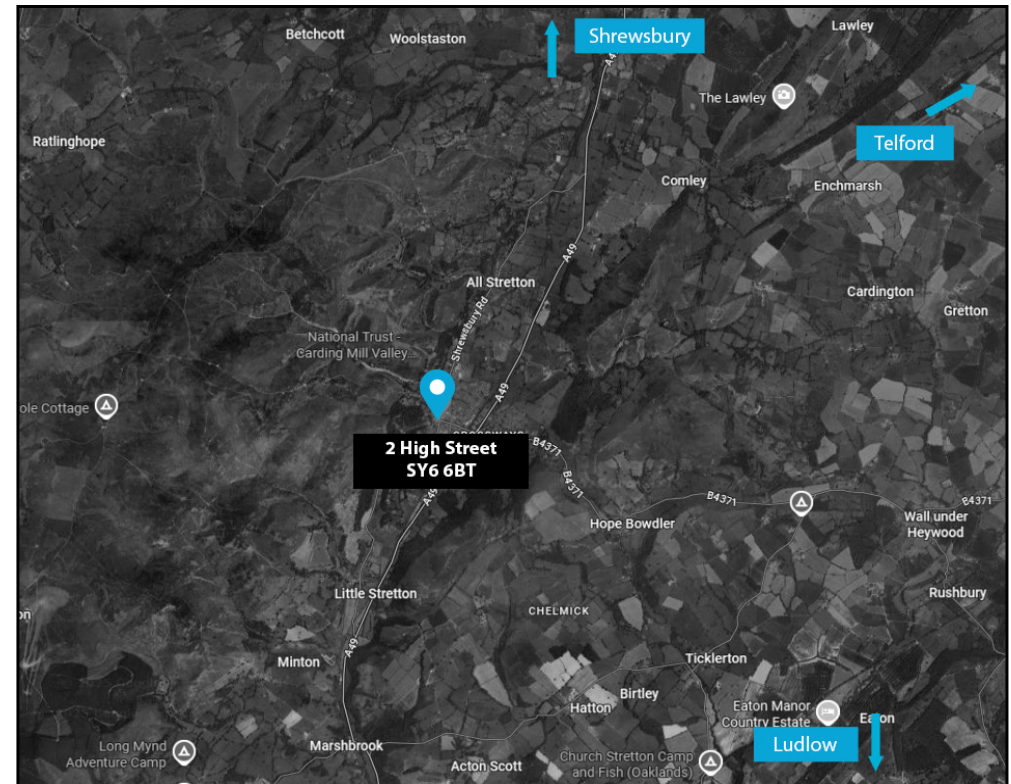
Location

This prominently positioned property fronts onto High Street, at the junction with Burway Road and Sandford Avenue, placing it at the core of Church Stretton's bustling town centre. High Street is one of the main commercial thoroughfares, offering excellent visibility and footfall. Nearby occupiers include Hope House, Jaipur, Saxtons and The Door Knocker Company, contributing to the area's vibrant retail and service mix.

Key Location Highlights

- Adjacent to the A49 trunk road, connecting north to Shrewsbury (13 miles) and south to Ludlow (15 miles), with links to the M54 and national motorway network.
- Within walking distance of Church Stretton railway station, offering direct services to Shrewsbury, Manchester, Cardiff, and Ludlow.
- Home to around 50 retail businesses, with a high proportion of independent shops, cafés, and specialist retailers.
- A designated "Walkers Are Welcome" town, Church Stretton is a popular tourist destination known for hiking, nature, and spa-town charm.
- Recognised for its quality of life, excellent local amenities, and reputation as one of England's most beautifully located towns, often referred to as "Little Switzerland".

This centrally located property benefits from strong transport links, an active town centre setting, and a loyal customer base supported by both local residents and a steady tourist footfall.



Accommodation

GROUND FLOOR

STAFFROOM | **105 FT SQ** (9.73 M SQ)

TOTAL NET INTERNAL FLOOR AREA | **1,380 FT SQ** (128.23 M SQ)

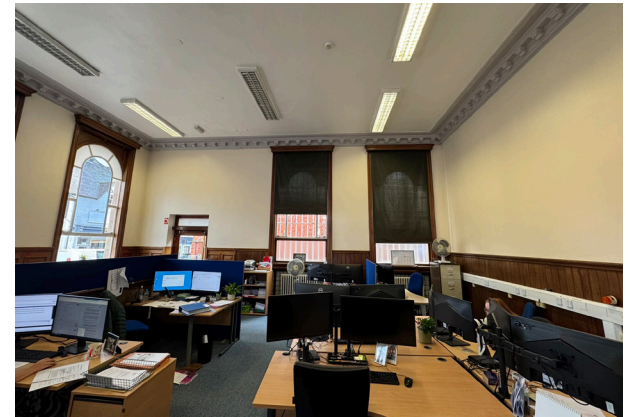
FIRST FLOOR

LANDING | GENTS TOILET | LADIES TOILET

BASEMENT AREA

TOTAL GROSS INTERNAL FLOOR AREA – 1,236 FT SQ (114.88 M SQ)

ALL MEASUREMENTS ARE APPROXIMATE





Key Details

Rateable Value

Current Rateable Value - £12,500

Price

The property is offered for sale at price of **£250,000** (two hundred and fifty thousand pounds) exclusive. This represents a Net Initial Yield of 7.7 % after making an allowance for purchasers costs in the normal way.

VAT

The property is understood not to be elected for VAT and therefore VAT is not payable.

EPC

EPC RATING- F (expired)- being reassessed

Legal Costs

Each party is to be responsible for their own legal costs in respect of the sale of the property.

Local Authority

Shropshire Council
The Guildhall, Frankwell Quay
Shrewsbury, SY3 8HQ

0345 678 9000

WWW.SHROPSHIRE.GOV.UK

Tenure

The property is sold freehold subject to the following occupational tenancy;

Property is currently let to PCB Solicitors LLP (Company Number OC312267) for a term of 5 years from the 5th of March 2024 at a rent of £19,700 per annum. The lease is granted on Tenants Internal Repairing and Insuring Terms. A copy of the lease is available from the selling agents upon request.

The property is held under the ownership of Property Title Number SL193301.

Services

(not tested at the time of our inspection). All mains services are understood to be connected to the property.

Planning

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

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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 offer 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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Simon Cullup-Smith



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Commercial Department



01743 450 700



commercialmarketing@halls.gb.com

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

