



For Sale: 1 Mill Street and Car Park, Castle Hill

Whitchurch | Shropshire | SY13 1SE





For Sale - Prominent Roadside Owner Occupier/Development Opportunity in Whitchurch

1 Mill Street provides a substantial existing commercial building extending to a Total Gross Internal Floor Area of approximately 19,815 sq ft (1,840.69 sq m), arranged over three floors and positioned over 0.34 acres (0.138 hectares). The property is currently configured as retail sales accommodation with ancillary storage and welfare facilities. The size and layout offers potential for a variety of uses, including potential residential conversion, subject to the necessary statutory consents. Offers are invited in the region of £800,000 (exclusive).

The sale also includes a separate car park at Castle Hill, extending to approximately 0.211 acres (0.085 hectares), positioned close to the town centre. The site is considered suitable for a variety of potential uses, subject to planning. Offers in the region of £300,000 (exclusive).

Viewing of both property assets is highly recommended.

1 Mill Street and Car Park

1 Mill Street comprises of a substantial and prominent property that is currently in retail use. The property is arranged over three floors and provides a Total Gross Internal Floor Area of approximately 19,815 ft sq (1,840.69 m sq).

The accommodation is arranged on the lower ground floor to provide retail sales, warehouse space and stores. The ground floor provides extensive retail sales arranged over a variety of sections of the property and ancillary accommodation. The first floor of the property provides a large sales area and ancillary stores. Externally there is a car parking area to the side of the property accessed from Castle Hill. The property has a Total Site Area of approximately 0.34 acres (0.138 hectares) and is of traditional construction.

The car park area within the property ownership is located on the other side of the road on the Castle Hill frontage and has access from Castle Hill. It provides a car park for approximately 30 car parking spaces and a concreted surface that is generally of level aspect. The Total Site Area is approximately 0.211 acres (0.085 hectares).

The property interests provide the rare opportunity to acquire a substantial property in Whitchurch with car parking that would lend itself to a variety of uses in particular residential development. The potential of the property can only be appreciated by undertaking an inspection of the property. It should be noted that the car park of the property can not be acquired prior to the completion of the sale of 1 Mill Street.

The properties are owned under title numbers SL109717, SL16474 and SL174216.



Location

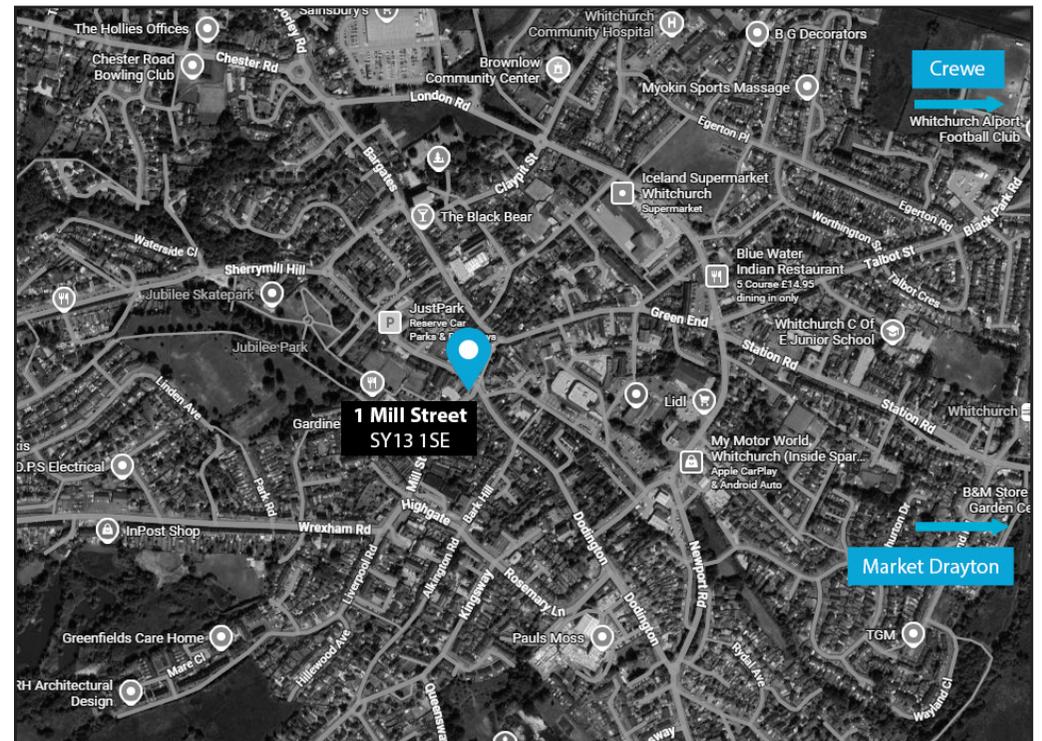
1 Mill Street and the Castle Hill car park are prominently positioned on the edge of Whitchurch town centre, a well-established market town in north Shropshire with a strong local economy and a broad mix of retail, leisure and professional services. Whitchurch serves as an important commercial hub for the surrounding rural catchment and benefits from good regional connectivity.

Key Location Highlights

- 1 Mill Street occupies a highly prominent corner position at the intersection of Mill Street, The Bull Ring, Watergate Street and Castle Hill, forming one of the town's principal focal points.
- Surrounding occupiers include a mix of national and independent businesses such as Wagstaffs, Boots and Watergate Church, reflecting the mixed-use nature of the immediate area.
- The property is located within close proximity of all local amenities, including retail, banking, food and leisure uses.
- The Castle Hill car park fronts directly onto Castle Hill and is located opposite the Archibald Worthington Club.
- Whitchurch benefits from direct rail services and strong road links via the A41, providing connectivity to Chester, Shrewsbury, Crewe and the wider regional motorway network.

The opportunity provides a strategic town centre edge location, combining prominence, accessibility and proximity to established commercial activity, making them well suited to a range of existing and potential future uses, subject to statutory consents.

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Accommodation

1 MILL STREET

GROUND FLOOR

- **TOTAL GROSS INTERNAL FLOOR AREA - 11,465 ft sq | 1,065.05 m sq**

FIRST FLOOR

- **SALES - TOTAL GROSS INTERNAL FLOOR AREA - 2,330 ft sq | 216.49 m sq**
- **STORES - TOTAL GROSS INTERNAL FLOOR AREA - 1,445 ft sq | 134.20 m sq**
- **FIRST FLOOR (SECTION 2) - TOTAL GROSS INTERNAL FLOOR AREA - 762 ft sq | 70.78 m sq**

LOWER GROUND FLOOR AREA

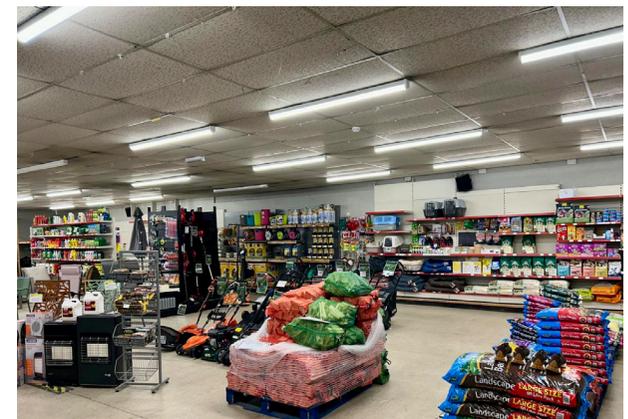
- **STORES - TOTAL GROSS INTERNAL FLOOR AREA - 1,140 ft sq | 105.96 m sq**
- **RETAIL - TOTAL GROSS INTERNAL FLOOR AREA - 741 ft sq | 68.83 m sq**
- **LOBBY - TOTAL GROSS INTERNAL FLOOR AREA - 62 ft sq | 5.76 m sq**
- **WAREHOUSE - TOTAL GROSS INTERNAL FLOOR AREA - 1,870 ft sq | 173.65 m sq**

TOTAL SITE AREA - **0.34 acres** | 0.138 hectares

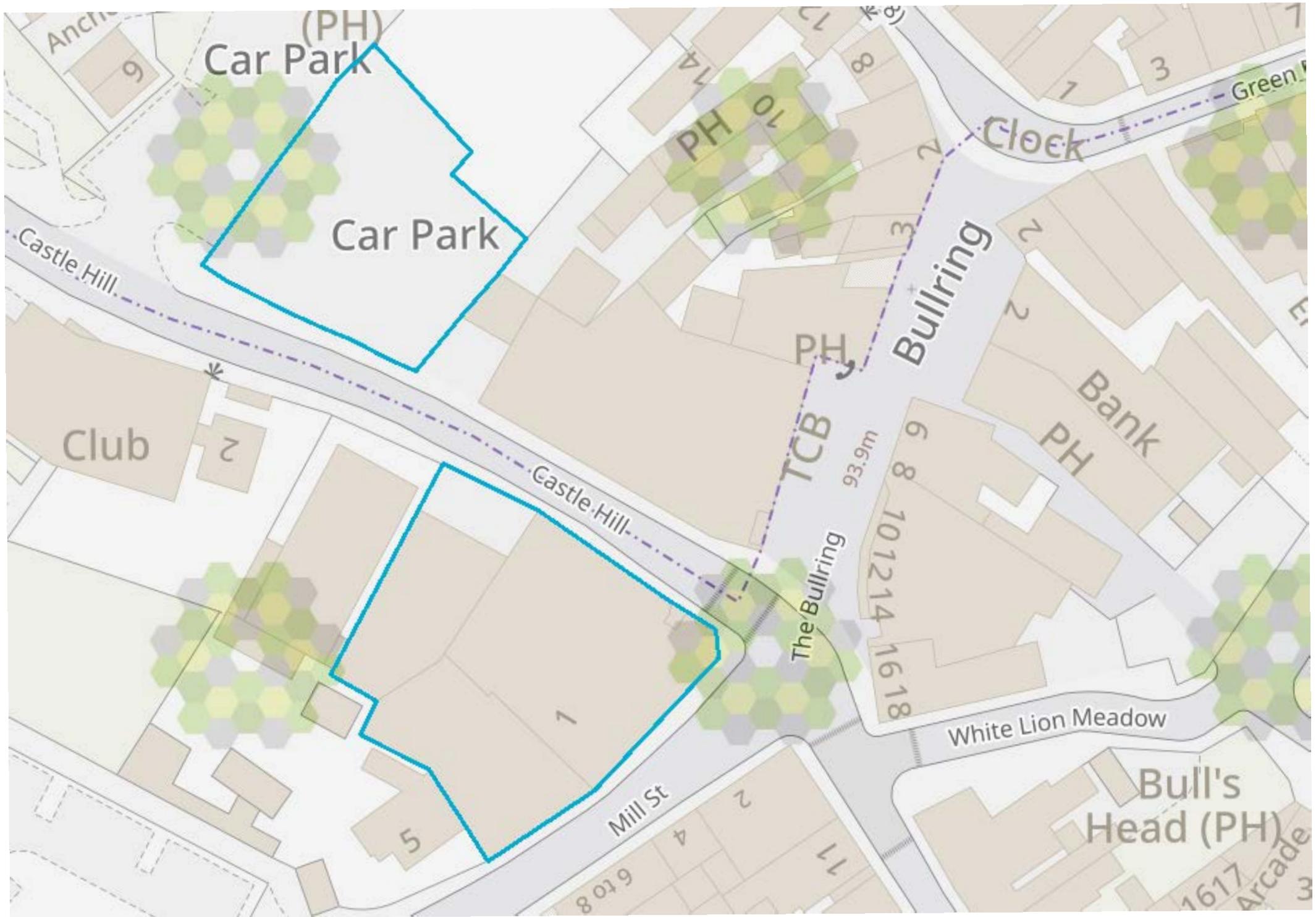
CARPARK

TOTAL SITE AREA- **0.211 acres** | 0.085 hectares

ALL MEASUREMENTS ARE APPROXIMATE







Key Details

Rateable Value

Prospective purchasers should rely on their own enquiries. We understand that the rateable value is £108,000 for the property.

Price

1 Mill Street - Offers in the region of **£800,000** (eight hundred thousand pounds) exclusive

Car Park, Castle Hill - Offers in the region of **£300,000** (three hundred thousand pounds)

(Purchasers should note that the car park can not be acquired separately until the sale of 1 Mill Street has been completed.)

VAT

It is understood that the property is elected for VAT and therefore VAT will be levied on the purchase price.

EPC

To be assessed.

Legal Costs

Each party to bear their own legal costs.

Local Authority

Shropshire Council, Guildhall
Frankwell Quay, Shrewsbury

SY3 8HQ



0345 678 9000



<https://next.shropshire.gov.uk/>

Tenure

The property is offered for sale with vacant possession. The property known as 1 Mill Street is owned under Title Number SL109717. The property known as the car park is owned under Title Number SL16474.

Services

Not tested at the time of our inspection. Purchaser to rely on their own enquiries. We understand that all services are connected to the property known as 1 Mill Street. We understand that mains electricity is connected to the property known as the car park. Other services are understood to be available subject to normal connection charges.

Planning

Prospective purchasers should rely on their own enquiries. We understand that the property known as 1 Mill Street benefits from planning consent for Use Class E of the Town and Country Use Classes Order 1987. We understand that the property comprising of the car park benefits from planning consent for Use Class Sui Generis of the Town and Country Use Classes Order 1987. The property interests would lend themselves to potential redevelopment for residential purposes subject to statutory consents.

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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Bikes & Leisure and so much more...

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

