



Residential Investment for Sale

**17 - 19 Willow Street**

Ellesmere | Shropshire | SY12 0AL







### For Sale: Residential Investment - Flats in Popular Market Town

A rare opportunity to acquire a fully let residential investment located on the edge of the sought-after market town of Ellesmere, Shropshire. The property comprises of two spacious two-bedroom residential properties, offering a reliable income stream. With immediate rental income and scope for future asset management and rental uplift, this investment is ideally suited to property investors seeking rental stability with growth potential.

Viewing is strongly recommended to appreciate the full potential of this opportunity.



## 17 & 19 Willow Street & Willow Garage

This well-positioned residential investment is fully income-producing and offers a reliable income. The site comprises of two well-presented two-bedroom residential houses, both tenanted.

**17 and 19 Willow Street** are two attractive mid-terraced houses, part single and part two-storey, of traditional brick construction beneath tiled roofs.

- **17 Willow Street** is arranged with a sitting room and kitchen/diner on the ground floor, with two bedrooms and a bathroom to the first floor. The property extends to approximately 806 sq ft (74.87 m<sup>2</sup>) and benefits from gas-fired central heating, rear car parking, and an external store.
- **19 Willow Street** follows a similar layout, providing a sitting room and kitchen/diner on the ground floor, with two bedrooms and a bathroom on the first floor. It offers a total floor area of approximately 809 sq ft (75.17 m<sup>2</sup>), with gas central heating and an outdoor seating area, which could be adapted for parking.

An archway beneath part of 17 and 19 Willow Street allows vehicular access to the rear of from Willow Street.

The property is owned under Title Number SL113023.

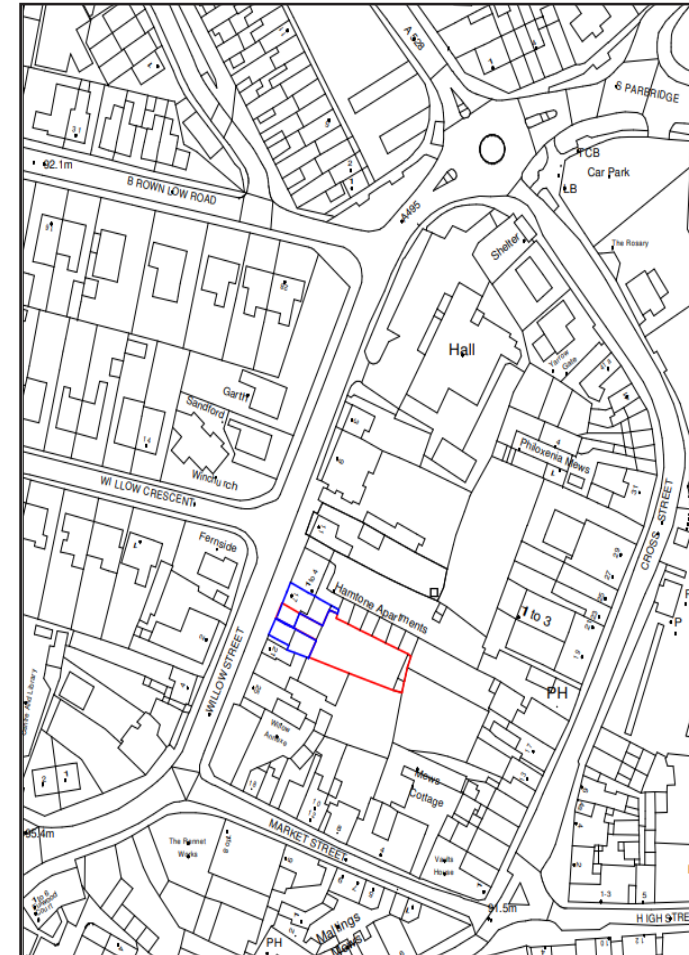


# Location

The property is prominently located fronting onto Willow Street on the edge of the town centre of Ellesmere. The property is located close to the junction of Willow Steet and Willow Crescent. The immediate surrounding properties are generally in residential use, but is located within proximity of all the local amenities provided by the town centre.

- Ellesmere is a historic North Shropshire market town, near the Shropshire–Wales border, known for its scenic Mere and surrounding countryside
- It has a population of around 4,000 with a wider rural catchment from nearby villages
- The town supports a diverse local economy, including: Independent retailers, Agriculture, Light industry
- Ellesmere is a commuter hub for: Oswestry (8 miles), Whitchurch (12 miles), Shrewsbury (16 miles)
- Well-connected via the A528 and A495

The investment offers a residential investment, underpinned by stable tenants and potential for rental growth, with a position that combines excellent access and visibility with close proximity to the heart of the town.



Property marked with blue boundaries



# Accommodation

## 17 WILLOW STREET

Ground Floor: Sitting Room | Kitchen/Diner

First Floor: Landing | Bedroom one | Bedroom two | Bathroom

TOTAL GROSS INTERNAL FLOOR AREA – 806 SQ FT (74.87 M<sup>2</sup>)

## 19 WILLOW STREET

Ground Floor: Sitting Room | Kitchen/Diner

First Floor: Landing | Bedroom one | Bedroom two | Bathroom

TOTAL GROSS INTERNAL FLOOR AREA – 809 SQ FT (75.15 M<sup>2</sup>)

ALL MEASUREMENTS ARE APPROXIMATE



# Business Summary

## Tenure and Tenancy Information

The property is offered for sale freehold, subject to existing occupational tenancies. It is understood to be held under the ownership of Title Number SL113023.

The sale is subject to the following occupational tenancies:

### 17 Willow Street

- Rent: £625 per month
- Tenancy - Repairing and Insuring Basis with Rent Reviews: Assured Shorthold Tenancy
- Status: Tenant currently holding over

### 19 Willow Street

- Rent: £550 per month
- Tenancy - Repairing and Insuring Basis with Rent Reviews: Assured Shorthold Tenancy

In our opinion the estimated rental value of the respective properties is £700 per month each equating to a combined rental income of £16,800 per annum.





# Key Details

## Rateable Value/ Council Tax Band

17 Willow Street - A

19 Willow Street - A

## Price

Offers in the region of **£280,000 (two hundred and eight thousand pounds)** (exclusive) for the property.

## VAT

It is understood that the property is not elected for VAT and therefore VAT will not be payable on the purchase price.

## EPC

17 Willow Street - C

19 Willow Street - D

## Local Authority

Shropshire Council

Shirehall, Abbey Foregate

Shrewsbury, Shropshire, SY2 6ND



0345 678 9000



[WWW.SHROPSHIRE.GOV.UK](http://WWW.SHROPSHIRE.GOV.UK)

## Legal Costs

Each party to bear their own legal costs in connection with the sale of the property.

## Services

There are separate mains supplies to the flats and the commercial unit – purchasers to rely on their own enquiries. (not tested)

- 17 Willow Street- mains water, electricity, drainage and gas. The property has gas fired central heating.
- 19 Willow Street- mains water, electricity, drainage and gas. The property has gas fired central heating.

## Planning

Prospective purchasers should rely on their own enquiries. We understand that the property has planning consent for residential use falling within Use Class C3 for 17 and 19 Willow Street of the Town and Country 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 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:

James Evans

☎ 07792 222 028

✉ james.evans@halls.gb.com

Simon Cullup-Smith

☎ 07999 595 885

✉ simon.cullupsmith@halls.gb.com

Commercial Department

☎ 01743 450 700

✉ commercialmarketing@halls.gb.com

Ellesmere Office - Sean Edwards

☎ 01691 622602

✉ sedwards@halls.gb.com

North Shropshire  
Tyre & Garage Services  
Tyre  
Exhausts  
Suspension  
Servicing  
Wheel Alignment  
Welding  
All Year Mechanical Repairs  
Home, Flat & Motor - 24 Hours  
Sat & Sun - 1pm  
Open Closed  
Tel: 01691 422084 01691 422085  
Email: nshropshire@nshropshire.co.uk

NORTH SHROPSHIRE  
TYRES  
↑  
TYRES  
EXHAUSTS  
SUSPENSION  
SERVICING  
WHEEL ALIGNMENT  
WELDING

## 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

