

RORY MACK

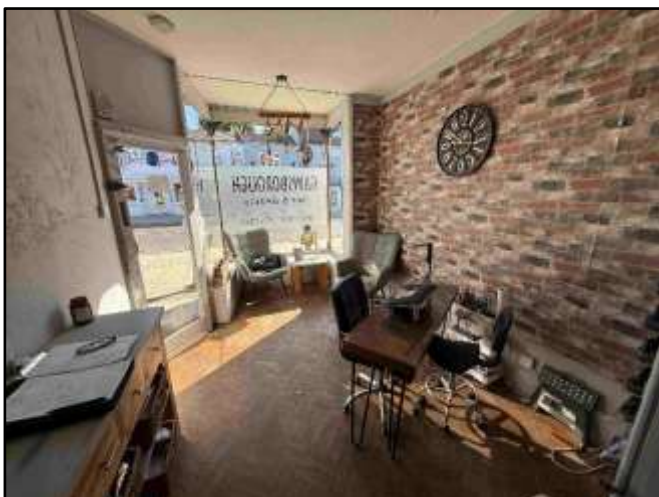
ASSOCIATES



**GAINSBOROUGH HOUSE,
49 UPPER BAR, NEWPORT,
SHROPSHIRE, TF10 7AP**

**FOR SALE
£175,000**

- Prominent Tudor building on Newport's popular High Street
- Potential to convert to mixed use
- NIA: 950 sq ft inc: 2 x retail units, ancillary storage and yard to side
- Sold with one unit tenanted providing immediate income
- EPC – TBC



GAINSBOROUGH HOUSE

49 UPPER BAR, NEWPORT

SHROPSHIRE, TF10 7AP

GENERAL DESCRIPTION

An end terrace property of brick elevations with Tudor style architecture and pitched tiled roof coverings. The property is fully commercial and features two retail units on the ground floor. The smaller unit of 117 sq ft is rented to a barber who has been in occupation for over 25 years and has recently signed a new License Agreement paying £390 pcm. The larger retail unit includes the upper floors and will be sold with vacant possession. The property briefly comprises the barbershop at 49a Upper Bar and a separate sales area, kitchen and WC on the ground floor at 49 Upper Bar. On the first floor are two treatment rooms and two further treatment rooms and storage cupboard on the second. The building benefits from a herringbone wood floor on the ground floor, plastered walls and ceilings throughout and additional storage space with two outbuildings in the yard. There is the option to potentially convert the upper floors to residential, subject to the relevant planning permission.

LOCATION

The property fronts onto Upper Bar which connects to the main High Street which runs through the centre of Newport; a pretty market town located in Shropshire. Newport is around 12 miles west of Stafford and 10 miles northeast of Telford.

SERVICES

We understand that mains water, drainage and electricity is available. No services have been tested by the agents.

BUSINESS RATES

49 Upper Bar

Rateable Value: £8,300

Rates Payable: £3,170.60 pa (26/27)

Retail, hospitality or leisure use.

49b Upper Bar

Rateable Value: £4,200

Rates Payable: £1,604.40 pa (26/27)

Retail, hospitality or leisure use.

Note: If you qualify for Small Business Rates you may be entitled to a rates payable reduction.

TENURE

Available freehold, subject to contract and with vacant possession of 49 Upper Bar and 49a Upper Bar tenanted on a Licence Agreement for a minimum of 1 year paying £4,680pa.

VAT

The sale price is not subject to VAT.

ACCOMMODATION

Ground floor

Barber shop: 117 sq ft

Sales: 305 sq ft

Kitchen: 22 sq ft

Total NIA: 444 sq ft

First floor

Treatment room: 201 sq ft

Office: 94 sq ft

Tota NIA: 295 sq ft

Second floor

Office: 94 sq ft

Office: 84 sq ft

Store: 32 sq ft

Total NIA: 211 sq ft

Overall NIA: 950 sq ft

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

GAINSBOROUGH HOUSE

49 UPPER BAR, NEWPORT

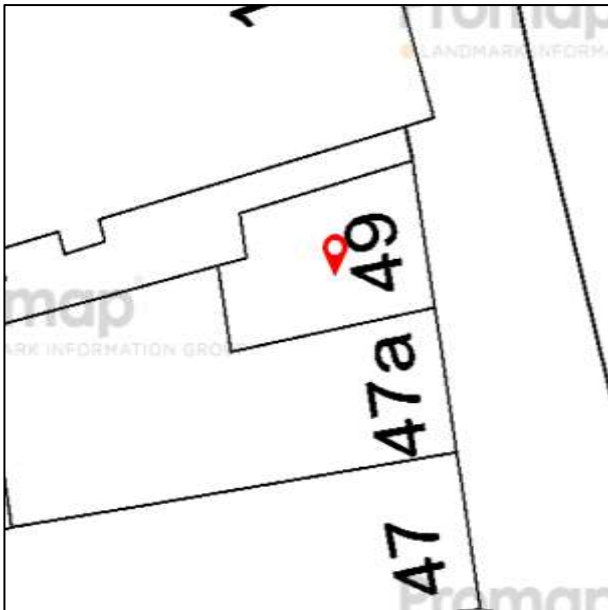
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements