



44 Sandford Avenue, Church Stretton, SY6 6BH

Prominently located investment opportunity

Summary

Tenure	For Sale
Available Size	568 sq ft / 52.77 sq m
Price	Offers in the region of £100,000 representing a Net Initial Yield of 8% after allowing for normal purchasers costs
Rates Payable	£3,193.60 per annum
Rateable Value	£6,400
EPC Rating	E (106)

Key Points

- Ground floor and basement lock up shop unit currently producing £8,000 per annum
- Asset management potential
- Retail investment showing a Net Initial Yield of 8%
- Lock up shop unit provides a Total Net Internal area of approximately 568 sq ft (52.7 m. sq)

DESCRIPTION

The semi-detached property is arranged across three floors, and is built from a traditional construction. The property is held under the title number SL44585 which comprises of an income producing ground floor and basement retail unit, and a residential flat across the first and second floor which has been sold on a 999 year long leasehold. The flat has a separate pedestrian access to the left elevation of the property.

The self-contained lock up shop unit provides a Total Net Internal Area of approximately 568 sq ft (52.7 m. sq) with ancillary and welfare facilities, over the ground floor and basement. It has a glazed shop frontage onto Sandford Avenue.

LOCATION

The property is prominently located fronting onto Sanford Avenue in the centre of the sought after town of Church Stretton, and is in close proximity to all local amenities. The surrounding occupiers include MSN & Lunts Pharmacy, Shampers, The Post Office and Stretton Antiques.

Church Stretton is a market town and civil parish in Shropshire, England, 13 miles (21 km) south of Shrewsbury and 15 miles (24 km) north of Ludlow. The population in 2011 was 4,671.

The town was nicknamed Little Switzerland in the late Victorian and Edwardian period for its landscape, and became a health resort. The local geology includes some of the oldest rocks in England and a notable fault is named after the town.

Church Stretton is in the Shropshire Hills Area of Outstanding Natural Beauty.

TENURE

The property is sold freehold subject to the following occupational lease to Mohamad Abdullah for a term of 3 years from the 9th May 2023 at a rent of £8,000 per annum on Tenants Full Internal Repairing and Insuring Basis. The sale is also subject to a 999 year long leasehold from the 01/07/2004 at a peppercorn rent for the first and second floor flat held under the Title number SL80303.

PLANNING

Prospective purchasers should make their own enquires.

The property is understood to be in a conservation area.

The shop unit is understood to benefit from Use Class E (Retail Use) Under the Town and Country use classes order.

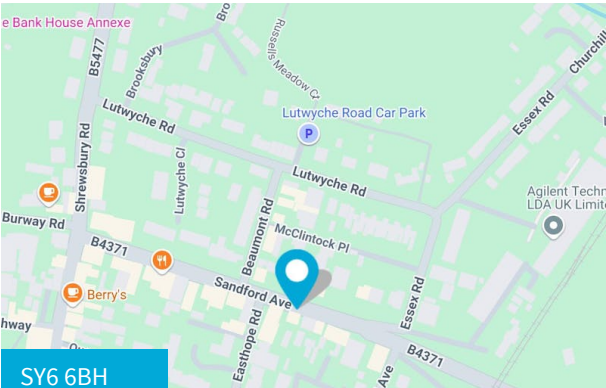
The residential accommodation is understood to benefit from residential consent under use class C3 of the Town and Country Use Class Order.

SERVICES

(No services were tested at the time of inspection)

Prospective purchasers are to rely on their own enquires.

The property is understood to be connected to mains water, electric and drainage.



Viewing & Further Information
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