

**MIXED-USE INVESTMENT OPPORTUNITY SITUATED IN A POPULAR LOCATION ON THE
FRINGES OF THE TOWN OF SHREWSBURY**



- A three story mid-terrace property comprising mixed-use commercial premises, residential flats, workshops and four garages
- All properties currently occupied except 2 garages which are presently vacant
- Site area extends to about 0.3 acres (0.12 hectares)
Currently generating a combined income of approximately £35,500 pa exclusive
- Potential opportunity for refurbishment of proportion to the rear of the site for residential use (subject to PP)

**Offers in the
region of
£450,000**

The Property

This three storey property incorporates 139-143 Belle Vue Road and comprises mixed-use commercial premises and residential accommodation including workshop and a block of four garage units.

The properties are located on Belle Vue Road (A5191) which is situated approximately half a mile south east of Shrewsbury Town Centre. The County town of Shrewsbury is located to the northern side of Shropshire having easy access to Telford and Birmingham via the A49 and M54 and Chester and Manchester via the A49. All within easily commutable distances.

Description

This versatile accommodation consists of 4 residential properties – one on a long lease of 999 years and the remaining 3 currently under Assured Shorthold Tenancy Agreements; 3 leased commercial units which are currently occupied one having prime street frontage, 1 occupied workshop and garage, 1 single garage currently occupied and 2 additional vacant garages.

Externally the property benefits from a generously sized tarmac access road and yard area to the area.

Accommodation

The floor areas for the property are as follows, all measurements are approximate:

	Sq M	Sq Ft
139a (Flat) Gross Internal Area – Comprising reception room; kitchen and bedroom with ensuite shower room with WC and washbasin	32.8	353
141 (Flat) Gross Internal Area – Comprising entrance hallway; reception room; laundry room; kitchen; master bedroom with ensuite bathroom, second bedroom and shower room	62.8	675
141a (Flat) Gross Internal Area – Comprising kitchen; bathroom; open plan reception room/bedroom; hallway	20.3	219
143 (Shop) Net Internal Area – Comprising ground floor retail area; hallway; 3 beauty rooms; kitchen; WC; stairs down to 2 beauty rooms and store room	100	1,076
143a (Offices) Net Internal Area – Comprising ground floor reception area; hallway; 3 storage rooms; WC with stairs up to kitchen; WC; 2 offices and bathroom	97.3	1,047
143b (Workshop) Net Internal Area – Comprising ground floor hallway; 2 storage rooms; 2 workshop areas; kitchen and WC; stairs to first floor storage area	145.3	1,564

Workshop	40.00	431
Garages Gross Internal Area – Separated into 4 bays	88.1	948
Total Area	585.7	6304



Tenure

The property is understood to be Freehold and is offered for sale with the benefit of the existing tenancies, a Schedule of which is available on request.

Business Rates

At the date of printing the property was assessed on the Valuation Officer's website for the 2017 – Present Rating List as follows:

143 (Shop)	£6,300.00
143 (Workshop)	£1,925.00
143a (Offices)	£7,100.00
143b (Workshop)	£5,800.00

Any interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of the actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Council Tax Bands

139A Belle Vue Road:	Band A
141 Belle Vue Road:	Band A
141A Belle Vue Road:	Band A

EPC

139a	E (48)
141	D (60)
141a	D (60)
143	E (104)
143a	D (84)
143b	E (118)
Workshop	Exempt as below 50m2

Services (Not tested or inspected)

Mains electricity, water, gas and drainage services are understood to be connected or available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Planning

The property is situated in the local planning authority of Shropshire Council and is located in a conservation area.

The property is a mixed commercial and residential use falling within Use Class E and C3 of The Town and Country Use Classes Order 1987 (subject to The Town and County Planning (Use Classes) (Amendment) (England) Regulations 2020)

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Legal Costs

Each party are to be responsible for their own legal costs.

VAT

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

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 678 9000

Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from any party purchasing the property.

Viewing

Strictly by appointment with Harfitts Property Agents, The Old Bank, 20 High Street, Wem, Shropshire SY4 5AA. Tel: 01939 232775

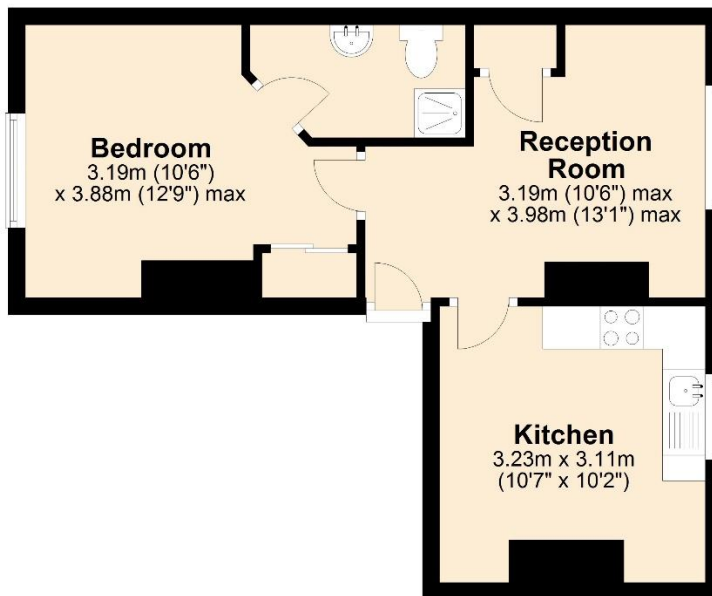


Floorplans

139a Belle Vue Road

Ground Floor

Approx. 35.7 sq. metres (384.7 sq. feet)

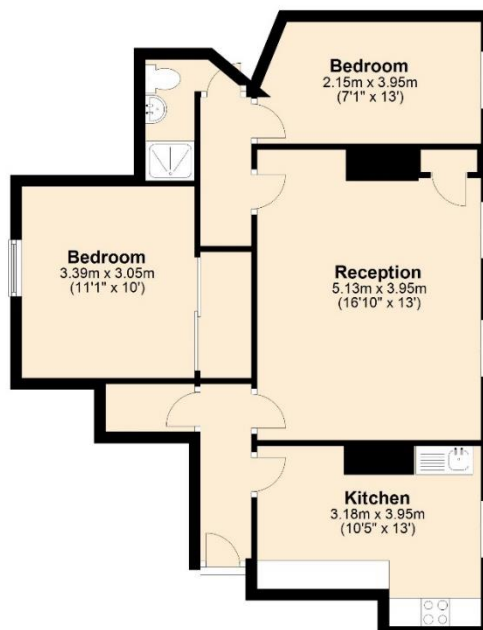


Total area: approx. 35.7 sq. metres (384.7 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

141 Belle Vue Road

Ground Floor



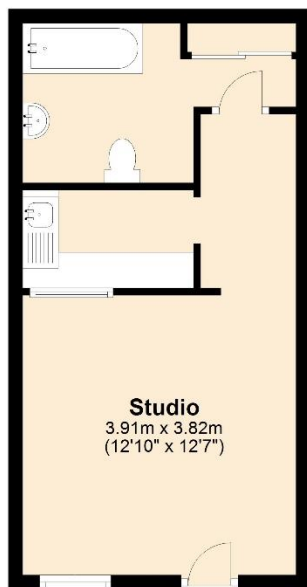
Total area: approx. 63.2 sq. metres (679.8 sq. feet)

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Plan produced using PlanUp.

141a Belle Vue Road

Ground Floor

Approx. 29.5 sq. metres (317.3 sq. feet)



Total area: approx. 29.5 sq. metres (317.3 sq. feet)

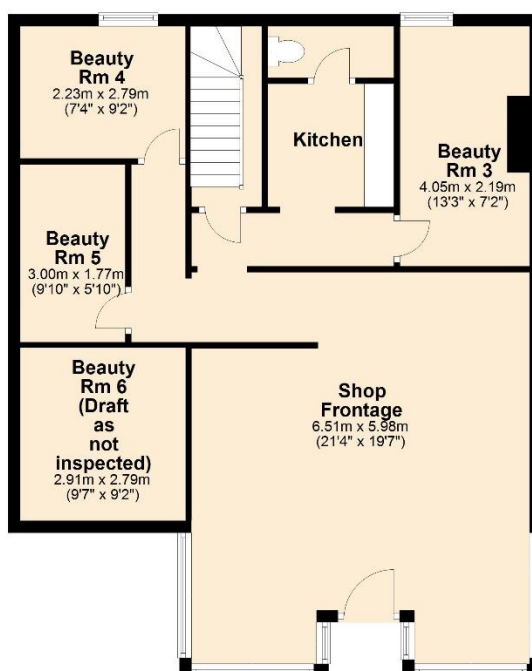
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
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143 Belle Vue Road

Ground Floor



First Floor

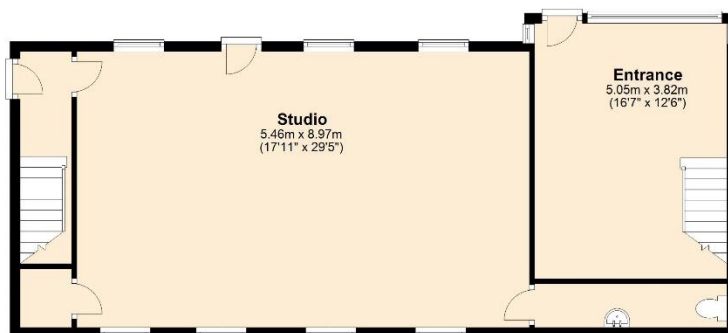


Total area: approx. 116.1 sq. metres (1249.7 sq. feet)

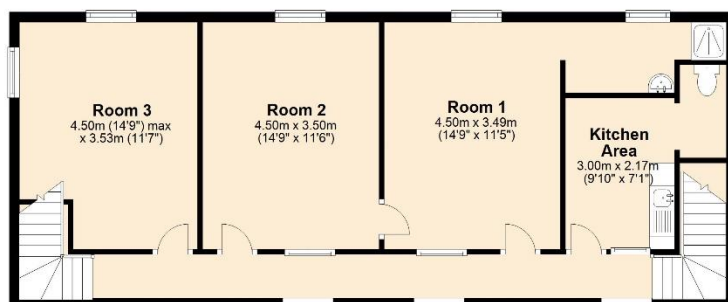
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143a Belle Vue Road

Ground Floor



First Floor

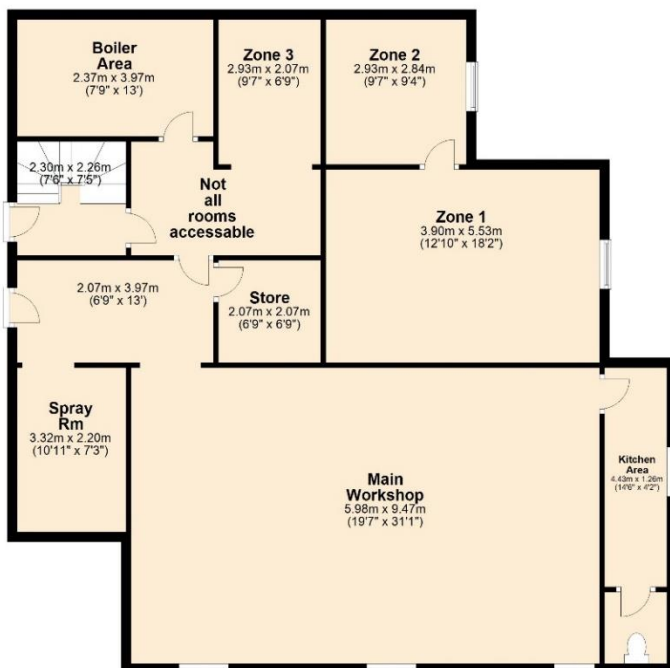


Total area: approx. 155.1 sq. metres (1669.7 sq. feet)

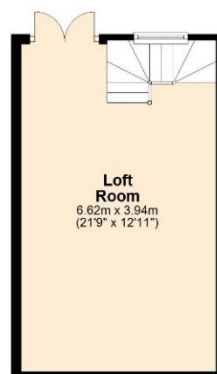
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143b Belle Vue Road

Ground Floor



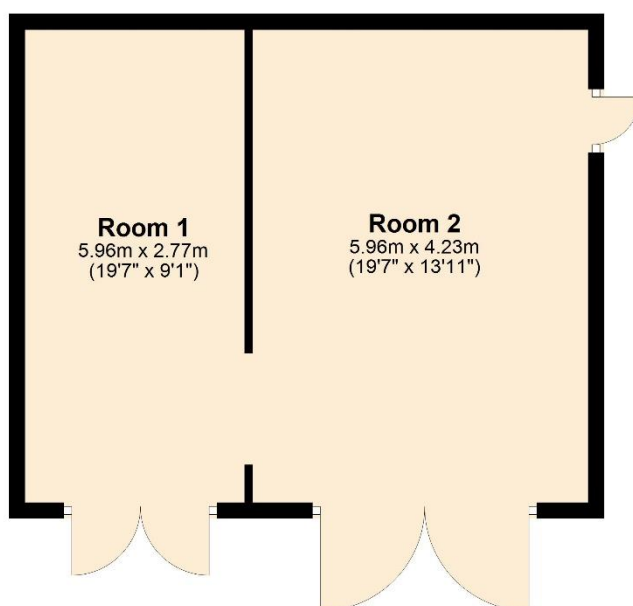
First Floor



Total area: approx. 173.2 sq. metres (1864.5 sq. feet)

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Ground Floor



Total area: approx. 42.3 sq. metres (455.5 sq. feet)

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Agent's Notes

Harfitts for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that:

These particulars are produced in good faith, and are set out as a general guide and do not constitute any part of an offer or contract.

No person in the employment of Harfitts has any authority to make or give any representations or warranty whatever in relation to this property.

Harfitts take many precautions to ensure that the sale particulars are drafted accurately and that information is verified by the owners, who have checked these details and declare them true and accurate.

All measurements are approximate and are for identification purposes only.

Electrical and other appliances mentioned in these particulars have not been tested by Harfitts. Therefore prospective purchasers must satisfy themselves as to their working order.

Harfitts is a trading name of Paul F. Harfitt & Co.