

# **COMMERCIAL PROPERTY - FOR SALE**



**TSR**

TOWLER SHAW ROBERTS

**76 HIGH STREET | ALBRIGHTON | WV7 3JA**

Attractive retail property located on the high street in the centre of Albrighton

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- Approximately 471.4 sqft (43.8 sqm)
- Prominent High Street location
- **Price: £120,000 for the freehold**

### Location

Located in the heart of Albrighton, prominent on the main High Street that runs through the centre of this large village. The property is amongst various other commercial occupiers including TSB and Co-op. The premises is central to many residencies and benefits from local public transport links including bus stops and Albrighton train station.

### Description

An attractive two-storey property situated in the centre of Albrighton with a variety of possible usages.

The ground floor houses retail/office and storage areas along with a kitchen & W/C to the rear, whilst the 1<sup>st</sup> floor boasts 2 generous office suites with additional storage space. This property also benefits from a retractable awning stating 'No.76' that casts towards the high street.

### Accommodation

	Sqft	Sqm
Ground Floor	242.6	22.5
1 <sup>st</sup> Floor	228.8	21.3
<b>Total:</b>	<b>471.4</b>	<b>43.8</b>

### Services (Not Checked or Tested)

We are advised that the mains water, electricity, gas and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

### Tenure

The Freehold of the property is available, with vacant possession upon completion.

**Price:** £120,000 for the freehold

### Business Rates

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

Description – Shop and premises  
Rateable Value – £3,400

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

### Energy Performance Rating

Energy Performance Asset Rating: G161

### Local Authority

The property is located within Shropshire Borough Council.



For Reference purpose only Scale: Not to Scale  
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### Planning

Potential residential development via permitted development (interested parties to confirm) or subject to planning.

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

### Legal Costs

Each party will be responsible for their own legal costs incurred.

### VAT

VAT will not be charged on the sale of this property.

### Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk).

Date: 7<sup>th</sup> October 2019

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA  
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### Consumer Protection from Unfair Trading Regulations 2008

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