

# FOR SALE

# TSR

TOWLER SHAW ROBERTS

## EXTENSIVE FREEHOLD COMMERCIAL/RESIDENTIAL PROPERTY IN CONVENIENT SOUGHT-AFTER LOCATION



**23 BELLE VUE  
ROAD  
SHREWSBURY  
SHROPSHIRE  
SY3 7LN**

- Spacious freehold mixed-use property comprising ground floor retail premises with separate workshop facilities and private two bedroom living accommodation on the first floor.
- The property extends in total to approx. 1,650 sqft (153.30 sqm) and includes an attractive garden area with further store to the rear.
- Occupying a convenient location in this sought-after area of Shrewsbury close to all amenities.
- Guide Price: Offers in the region of **£295,000** are invited for the freehold interest with vacant possession upon completion.

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

The property occupies a convenient location fronting Belle Vue Road, within this popular sought-after residential area on the outskirts of Shrewsbury Town Centre and close to all amenities.

Shrewsbury is the County Town and administrative centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk road approximately 55 miles north west of Birmingham, 18 miles west of Telford and 40 miles south of Chester.

## Description

The property comprises a spacious two storey semi-detached building of traditional brick construction with rendered elevations beneath a slate hip roof having flat-roof additions to the front and rear.

The property provides spacious and versatile accommodation extending in total to approximately 1,650 sqft (153.90 sqm) incorporating a self-contained ground floor retail unit with large glazed double frontage with separate kitchenette and wc facilities at the rear.

A gated side passageway leads to the rear section of the property providing independent access to a ground floor workshop and staircase leading to First Floor private living accommodation comprising two bedrooms, sitting room, fitted kitchen and bathroom.

The property benefits from a combination of tile and carpeted floor finishes, fluorescent strip lighting and gas fired radiator central heating.

To the rear of the property is a lean-to workshop/storage area and steps leading to a raised garden area with additional store building.

## Accommodation

	SQFT	SQM
<b>Ground Floor</b>		
<b>Retail Shop</b>		
Main Sales Area	627	58.23
Kitchenette	64	5.97
Separate WC	-	-
<b>Rear Lobby</b>		
Workshop	135	12.57
Staircase to:	-	-
<b>First Floor</b>		
<b>Private Living Accommodation</b> comprising two bedrooms, sitting room, fitted kitchen and bathroom	500	46.43
<b>Rear Workshop</b>		
Workshop/Store	324	30.10
<b>Total Approx.</b>	<b>1,650</b>	<b>153.30</b>

## Services (Not Checked or Tested)

It is understood that mains gas, water, electricity and drainage services are connected. Interested parties are advised to make their own enquiries with the relevant utility companies

## Guide Price

Offers in the region of **£295,000** are invited for the freehold interest with vacant possession on completion.

### TSR House

**Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA**  
Tel: 01743 243900

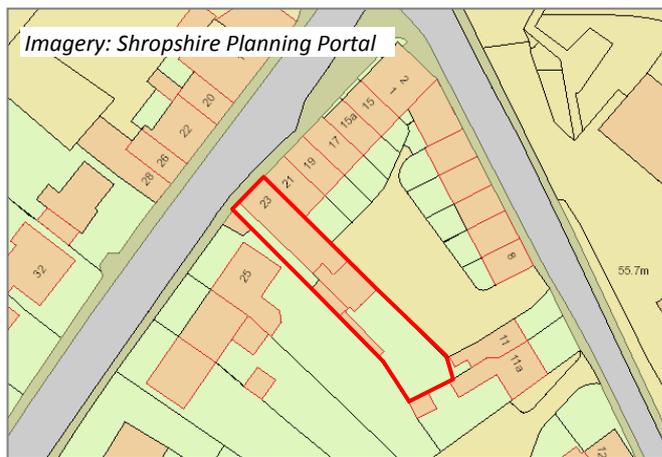
Also at

**Unit 8, Hollinswood Court**  
**Stafford Court, Telford, Shropshire TF3 3DE**  
Tel: 01952 210222

Also at

**4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA**  
Tel: 01902 421216

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For Reference purpose only

Scale: Not to Scale

## 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 – £6,300.00

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.

## Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority. The property is situated within the Belle Vue Conservation area

## Energy Performance Rating

Energy Performance Rating: TBC

## Local Authority

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

## Legal Costs

Each party is to be responsible for their own legal costs in connection with the transaction.

## VAT

All costs / prices are exclusive of but subject to VAT if applicable. It is understood the Vendor has not elected to charge VAT on the property at this present time.

## 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 parties purchasing or leasing property, in addition to the usual references and credit checks

## Viewing

Strictly by appointment with the sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

October 2021

### Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."