

23 Cross Street Ellesmere, Shropshire SY12 0AW

lot 24

Freehold Retail and Residential Investment

- Retail unit with residential flat let until 2024 (No breaks)
- Includes three additional residential flats
- Traditional market town in North Shropshire
- Located adjacent to Co-operative Food Store and close to Lloyds Bank

Rent
£15,084 per
annum
exclusive
(Plus two
vacant
flats)

On behalf of a Major
Fund Manager

Location

Miles: 12 miles south of Wrexham
17 miles north-west of Shrewsbury
40 miles south of Liverpool
Roads: A495, A528, A5
Air: Liverpool John Lennon Airport

Situation

Ellesmere is a traditional market town just 3 miles south of the Welsh border in north Shropshire. The property is situated on Cross Street within the town centre close to its junction with High Street and Scotland Street. The property benefits from being directly opposite Cross Street car park and adjacent to a Co-operative food store. Other nearby occupiers include Rowlands Pharmacy and

Lloyds Bank.

Description

The property comprises a Grade II listed ground and basement retail/takeaway unit with four self-contained residential flats at first and second floors. The residential flats can be accessed via a doorway from the side alleyway.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
23 Cross Street	Ground	Retail	63.92 sq m (688 sq ft)	INDIVIDUALS t/a Ellesmere Kebab & Pizza House	25 years from 25/09/1999 until 24/09/2024	£12,000	25/09/2019
Flat 1	Basement	Ancillary	Not Measured				
Flat 2	First	Residential	One Bedroom Flat	VACANT POSSESSION			
Flat 3	First	Residential	One Bedroom Flat	INDIVIDUAL	Holding over on periodic tenancy	£3,084	
Flat 4	Second	Residential	One Bedroom Flat	VACANT POSSESSION (1)			
Total Commercial Area:			63.92 sq m (688 sq ft)			£15,084	

(1) Flat 4 is currently being marketed to let at £260 p.c.m. (£120 p.a.x.)..

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857
Email: gwen.thomas@acuitus.co.uk

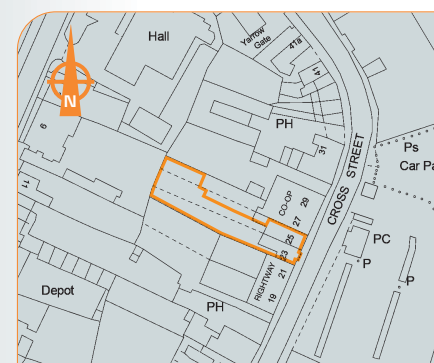
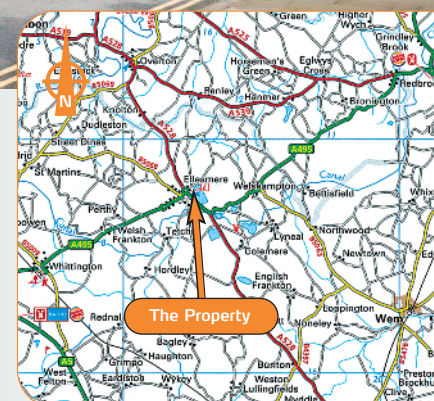
Georgina Roberts
Tel: +44 (0)20 7034 4863 <v>
Email: georgina.roberts@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Seller's Solicitors:

Eversheds
1 Callaghan Square, Cardiff, CF10 5BT
Tel: +44 (0)29 2047 7240
Email: amyjones@eversheds.com
Ref: Amy Jones



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 20020449. For identification purposes only.