HOLLAND BROADBRIDGE

Important Notice - please read carefully
All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

HOLLAND BROADBRIDGE

FLAT 1 & FLAT 2, 8 and 8a Abbey Foregate, Shrewsbury, Shropshire, SY2 6AD

www.hbshrop.co.uk









By Auction £235,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

Tenure: Freehold:

Summary:

An excellent opportunity to acquire a substantial mixed-use property comprising commercial accommodation on the ground floor, together with two spacious two-bedroom apartments arranged over the upper floors.

Requiring a programme of improvement and modernisation, the property offers considerable potential to enhance and reconfigure the existing accommodation, making it an attractive opportunity for investors, developers, or owner-occupiers seeking to add value and maximise its future potential.

This property is offered for sale by the Modern Method of Auction, operated by iamsold Limited.

AUCTIONEER'S COMMENTS
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period.

Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Description
Offered for sale with NO UPWARD CHAIN. This substantial mixed-use property includes two spacious, two-bedroom apartments arranged over the upper floors. Requiring a programme of improvement and modernisation, the property provides ample scope to enhance the existing accommodation and realise its full potential.

The property is situated within this highly convenient location, within striking distance of the banks of the River Severn and the medieval town centre of Shrewsbury. Occupying a prominent position, the property offers a versatile arrangement of accommodation with considerable scope for enhancement and future adaptation.

The accommodation in greater detail comprises

SHOP FRONT
Having fitted power light, partitioned storage areas to the rear. This shop front has previously been a takeaway outlet. To the side of the shop front door gives access to:

Commual hallway
Stairs then rise to:

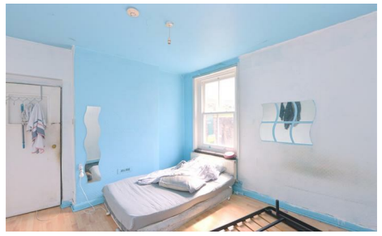
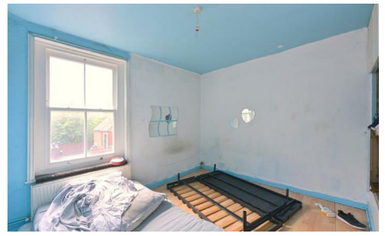
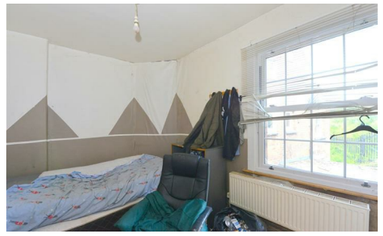
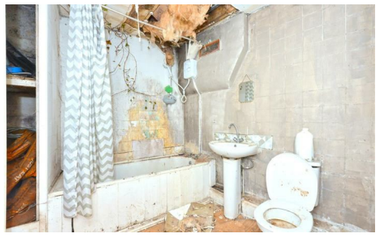
First floor landing
Doors from first floor landing then gives access to:

FLAT ONE
Having entrance hallway. Door from entrance hallway gives access to:

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L Shaped Kitchen/living area
22'8 x 10'5 max
The living area comprises: Double glazed sash window to front, radiator, wood effect flooring. Th kitchen area comprises: Eye level store cupboards, base units, fitted worktops with inset sink, space for appliances.

From entrance hallway door gives access to: Two bedrooms and bathroom.

Bedroom one
11'10 x 11'8
Having double glazed sash window to front, radiator, wood effect flooring.

Bedroom two
10'8 x 8'0
Having double glazed sash window to rear, radiator, wood effect flooring.

Bathroom
Having timber style panel bath, electric shower over, pedestal wash hand basin, low flush WC, radiator.

From first floor landing door gives access to:

FLAT TWO
From entrance hallway stairs rise to:

Hallway
Door from hallway gives access to:

L shaped kitchen/living area
23'8 max x 10'9 max
The living area comprises: Double glazed window to front, wood effect flooring. The kitchen area comprises: Eye level and base units, fitted worktop with inset sink, tiled splash surrounds, wall mounted cooker extractor fan, wood effect flooring.

From hallway doors then give access to: Two bedrooms and bathroom.

Bedroom one
11'11 x 11'10
Having double glazed sash window to front, loft access, over stairs storage cupboard, radiator, wood effect flooring.

Bedroom two
12'0 max x 10'11
Having double glazed sash window to rear, radiator, wood effect flooring, under stairs storage cupboard.

Bathroom
Having timber style panel bath, pedestal wash hand basin, low flush WC, radiator, part tiled to walls, double glazed window.

Outside
To the rear of the building there is a small low maintenance courtyard.

Services
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND TBC

Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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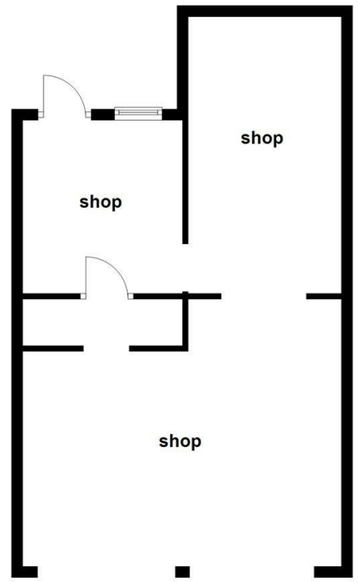
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Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires

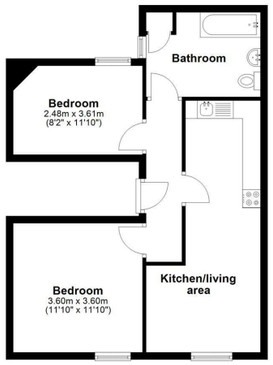
Ground Floor
Approx. 51.7 sq. metres (556.4 sq. feet)



Total area: approx. 51.7 sq. metres (556.4 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

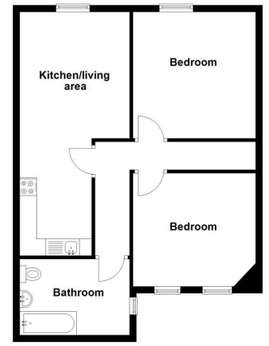
First Floor
Approx. 52.8 sq. metres (568.0 sq. feet)



Total area: approx. 52.8 sq. metres (568.0 sq. feet)

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Second Floor
Approx. 61.4 sq. metres (660.4 sq. feet)



Total area: approx. 61.4 sq. metres (660.4 sq. feet)

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