

**FOR SALE
(MAY LET)**

TSR
TOWLER SHAW ROBERTS

VERSATILE RETAIL/LEISURE BUILDING IN POPULAR TOWN CENTRE LOCATION



**5 NEW STREET
FRANKWELL
SHREWSBURY
SHROPSHIRE
SY3 8JN**

- Attractive three storey retail/leisure building extending to approx. 1,190 sqft (110.56 sqm) with rear courtyard and first floor balcony level.
- Versatile accommodation throughout with a large ground floor retail area and ancillary sales and storage facilities on the upper floors.
- Sought-after location on Frankwell Roundabout, being one of the main arterial routes into the Town Centre and being a short walking distance of the popular Theatre Severn.
- Available For Sale inviting offers around **£285,000** for the Freehold interest. The Vendor may also consider a letting of the property on terms to be agreed.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property occupies a prominent location on Frankwell Roundabout, being one of the main arterial routes into Shrewsbury Town Centre. The roundabout links Cophthorne Road and A458, linking Mid Wales with Shrewsbury, and leads to the Welsh Bridge and Frankwell Car Park. A number of national and regional occupiers are within the vicinity being: Dave Mellor Cycles, Majestic Wines, Yak and Yeti, and more.

Shrewsbury is the historic County Town and main administrative centre of Shropshire and is located at the intersection of the main A5 and A49 trunk roads approximately 12 miles west of Telford, 45 miles North West of Birmingham and 45 miles south of Chester.

Description

This substantial Grade II Listed building of traditional brick construction provides versatile accommodation, arranged over three floors extending in total to approx. 1,190 sqft (97.8 sqm). The property comprises an attractive ground floor retail/restaurant unit with further sales/storage area on the upper floors. The property also benefits from a first-floor balcony level and rear courtyard area

The property has undergone some extensive refurbishment and structural works in recent years including a new roof with 10-year warranty, new insulation, and up to date gas safety certificates and EICR. The property lends itself for a variety of commercial uses or residential conversion, subject to planning.

Accommodation

	Sqft	Sqm
Ground Floor	581	53.97
First Floor	312	28.96
Second Floor	297	27.63
Total	1,190	110.56

Services (Not Checked or Tested)

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

Tenure

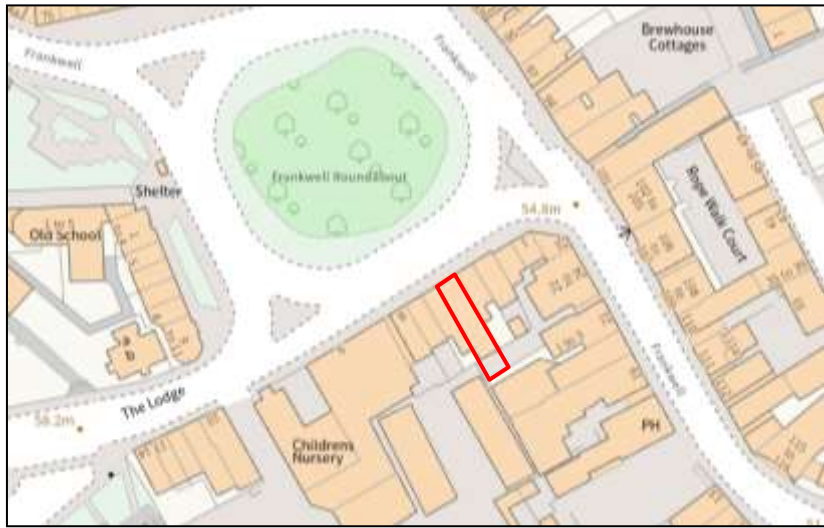
The property is available for purchase on a Freehold basis inviting offers in the region of **£285,000** with the benefit of vacant possession upon completion.

The Vendor may also consider a letting of the property on terms to be agreed.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Shop and premises
Rateable Value – £6,000



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Rating: B 46.

Planning

The property is a Grade II Listed Building (List Entry Number: 1270672) and located within the Shrewsbury Town Conservation area.

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

Local Authority

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

Legal Costs

Each party to bear their own legal costs incurred during the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord has not elected to charge VAT on the property at the present time.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

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

April 2025

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

Towler Shaw Roberts is a Limited Liability Partnership Registered in England and Wales No. OC30592-4

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."



For Reference purpose only

Scale: Not to Scale

TSR House
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at
4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

Towler Shaw Roberts is a Limited Liability Partnership Registered in England and Wales No. OC30592-4

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."