



**7 & 7a Leek Street
Wem, SY4 5EP**

£139,000

- Freehold mixed use investment in a characterful Shropshire market town.
- Located immediately adjacent to the town's principle foodstore (Co-Op).
- Benefitting from a large adjacent car park.
- Good connectivity to the High Street.
- Total income £9,040 pa.

Location

Wem is a Shropshire Market town located approximately 9 miles (14km) north of Shrewsbury and 9 miles south of Whitchurch. The town benefits from strong transport links including a railway station and proximity to the A49 connecting it to Shrewsbury and Cheshire to the north.

Within Wem, the subject Property is situated on Leek Street which runs south from the B5063 High Street. More specifically, the property is located at a corner of the main town centre car park serving the Town's Co-op food store and benefits from Leek Street being the main conduit route between it and the High Street shops.



Description

The Property comprises a two-storey end-of-terrace building of traditional brick construction which has been rendered and painted on two sides facing both Leek Street and the Coop car park. There is a garden area to the rear for the benefit of (demised to) the ground floor shop (café).

The ground floor comprises a shop unit currently occupied by Sweet Pea Café. It has its entrance door to the side elevation fronting the main car park and so is visible to the majority of Coop customers. The first floor comprises a one-bedroom flat which has been let on an AST. The flat is accessed directly off Leek Street via a private door which we understand leads directly to the first floor flat. We have not been able to access the flat but understand the property to be in good condition.

For further information, contact:

James Satoor | 01743 27 66 66 | james.satoor@cgpooks.co.uk
Andrew Birtwistle MRICS | 07775 703 246 | ab@cgpooks.co.uk



7 & 7a Leek Street - Tenancy Schedule

Tenant	Tenancy Dates	Annual Passing Rental Income	Comment	EPC	Ratable value
7 Louise Coyne t/a Sweet Pea Café	5 years expiring September 2028	£4,000 pa	Rent Review 12th September 2026	D 86	Rateable Value £4,750
	TOB 11th Sep 2026		Internal repairing and insuring terms.		
			Tenant only break 11th September 2026		
7a Reece Lawrence	Contractual Periodic tenancy	£5,040 pa	Guarantor Nicolas Lawrence	C 72	Council Tax Band A

Accommodation

(Measured in accordance with the RICS Code of Measuring Practice. All Measurements are approximate and are on a net

Unit	Floor	Description	Size (m ²)	Size (sq ft)
7 Leek Street	Ground Floor	Shop	45.24	487
7a Leek Street	First Floor	Flat	26.20	282
Total Net Area			71.44 m²	769 sq ft

Further Lease details are available on request from the Agent

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of the preparation of these particulars the Landlord had elected to charge VAT on the sale.

Costs

Both parties to cover their own legal costs.

Services

All mains services are understood to be available subject to connection charges by the utility companies.

Deposit

A deposit may be required.

Fixtures and Fittings

All items usually classed as the Tenants Fixtures and Fittings and not mentioned in these particulars are excluded from the Sale.

Local Authority

Shropshire Council
The Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ

0345 678 9000



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