

FOR SALE

TSR

TOWLER SHAW ROBERTS

UNIQUE INVESTMENT/CONVERSION OPPORTUNITY IN FRINGE OF TOWN CENTRE LOCATION



**FORMER DOCTOR'S
SURGERY**

RODEN GROVE

WEM

SHROPSHIRE

SY4 5HG

- Detached single storey commercial building extending in total to approx. 400 sqft (37.21 sqm) with driveway parking for several cars
- Former doctor's surgery comprising: entrance foyer with toilet facility, reception/waiting area and consultation room
- Convenient fringe of Town Centre location within walking distance of the local shops and amenities.
- Considered suitable for a variety of commercial uses or residential conversion, subject to planning permission.
- Price Guide: Offers in the region of **£75,000** are invited for the freehold interest with vacant possession upon completion.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a convenient location within a popular residential area of Wem, an attractive Shropshire market town situated between Staffordshire and Cheshire within walking distance of the town centre and local shops and amenities.

Wem is an attractive Market Town set in the heart of North Shropshire accessible via the B5063, B5065 and B5476 being approximately 2 miles west of the main A49 trunk road providing access to Shrewsbury and Telford to the south and Whitchurch and Wrexham to the north.

Description

This detached single storey commercial building of traditional brick construction provides versatile accommodation extending to approx. 400 sqft (37.21 sqm) comprising an entrance foyer with toilet facility, open plan reception/waiting area and separate consultation room.

The accommodation is well-appointed with carpeted floors, fluorescent strip lighting and electric storage heaters.

Accessed via a shared right of way the property boasts a forecourt parking area with rear storage space.

Accommodation

	SQFT	SQM
Entrance hall	43	3.95
Reception/waiting area	204	18.91
Consultation room	154	14.35
Total	401	37.21

Services (Not Checked or Tested)

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

Tenure/Guide Price

The property is offered For Sale inviting offers in the region of **£75,000** for the freehold interest with vacant possession upon completion.

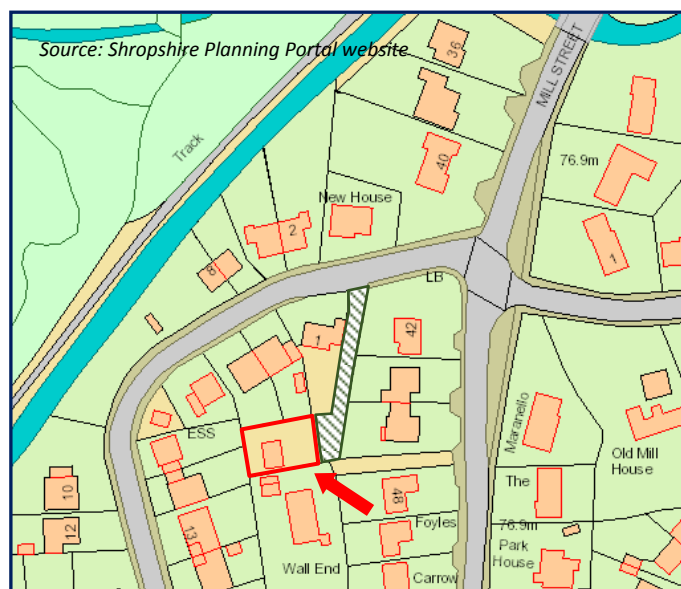
There is a shared right of way access leading from Roden Grove, subject to a joint maintenance agreement in place with the neighbouring property.

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 – Surgery and premises
Rateable Value – TBC

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.



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

We are advised that the property is exempt.

Planning

Interested parties are to make their own enquiries via the Shropshire Council's Planning Department in respect of their intended use.

The property until recently has operated as a doctor's surgery.

Local Authority

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

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

It is understood that the Vendor has not elected to charge VAT on the property.

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.

January 2020

TSR House

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