



Commercial Premises at York House

38 St Mary's Street, Newport, Shropshire, TF10 7AB

- Substantial Grade II listed building extending to 3,969 sq ft (369 sq m)
- Accommodation over three floors with garden area to the rear
- Popular town centre location overlooking St Nicholas Church
- Redevelopment potential as residential subject to planning permission

38 St Mary's Street Newport

LOCATION

Newport is a popular market town in Shropshire located approximately 8 miles from Telford, 19 miles from the county town of Shrewsbury and 13 miles from Stafford. Birmingham city centre is approximately 35 miles distant via the M54 and M6 motorways.

The property itself occupies a mid-terraced position on St Mary's Street, a cobbled street situated just off the end of the High Street. The building falls within Newport Conservation Area and overlooks St Nicholas Church.

DESCRIPTION

The property comprises an attractive Grade II Listed period building, which dates from the late 18th century. The main three-storey structure is of part rendered solid brickwork beneath a pitched tiled roof and retains a number of period character features to the front elevation, including glazed bar sash windows with painted stone sills and lintels, shell segmental heads and moulded stucco eaves. There is a two-storey section to the rear of similar construction, with a more modern flat roof extension beyond.

Internally, the ground floor accommodation has been split to provide two self-contained retail units known as 38A and 38B, each having a glazed shop frontage onto St Mary's Street. To the rear is a larger commercial premises, which is currently arranged over three floors and has latterly been utilised as a day care centre and nursery. There are WC and kitchen facilities on each floor.

Externally, there is an enclosed garden area to the rear of the building and a vehicular access via Water Lane.

ACCOMMODATION

38A - Ground floor shop	174 sq ft	16.17 sq m
38B - Ground floor shop	672 sq ft	62.43 sq m
38 - Ground floor (rear)	1,066 sq ft	99.05 sq m
First floor	1,205 sq ft	111.98 sq m
Second floor	852 sq ft	79.16 sq m
Total Area	3,969 sq ft	368.79 sq m
TOTAL SITE AREA	0.113 AC	0.046 HA

SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services.



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PLANNING

The property does offer some residential development potential, subject to obtaining the necessary planning permission and/or the rear garden could easily be converted to car parking. Interested parties are advised to make their own enquiries with the Local Planning Authority.

TENURE

Freehold: The property is available to purchase freehold with vacant possession.

PRICE

Price upon application.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire - Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is:

38A	Ground	£5,000
38B	Ground	£13,500
38	Ground, First & Second	£19,000

ENERGY PERFORMANCE CERTIFICATE

38A has an Energy Rating of E(105)
38B has an Energy Rating of E(115)

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

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