

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

DEVELOPMENT OPPORTUNITY



Potential Residential Development Opportunity

39-41 High Street, Wem, Shropshire, SY4 5DG

- Former bank premises with rear garden and car park
- Prestige Grade II listed building
- Development potential/possible residential conversion to the rear
- Rear access and car parking
- Located in busy local market town

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Former Bank Premises

39-41 High Street, Wem

LOCATION

Wem is a North Shropshire market town with a population of approximately 6,100 (2015 estimate) and serves the surrounding rural area. Shrewsbury is located approximately 11 miles to the south and Whitchurch is 9 miles to the north. The A49 Shrewsbury to Whitchurch trunk road is a approximately 3 miles distant.

Wem town has the benefit of a local railway station, which is on the Shrewsbury to Crewe line with a good connection to Manchester.

The property itself is located in the conservation area of Wem fronting onto the busy High Street, which is the principal street through the town centre. There is also an access from Chapel Street to the car park and garden to the rear of the property.

DESCRIPTION

The property is the former National Westminster Bank premises, which occupies the ground floor of an early 19th century traditional red brick building. The imposing three-storey building is Grade II listed and currently arranged to offer retail/office space on the ground floor, briefly comprising a sales area, offices, storerooms, staffroom, rear lobby, WC facilities and basement stores.

The main pedestrian access to the property is via the High Street, leading into the retail premises, which could potentially be converted to residential accommodation subject to statutory consents.

To the rear of the building is a vehicular access to the car park and garden, which offers further redevelopment potential subject to planning permission.

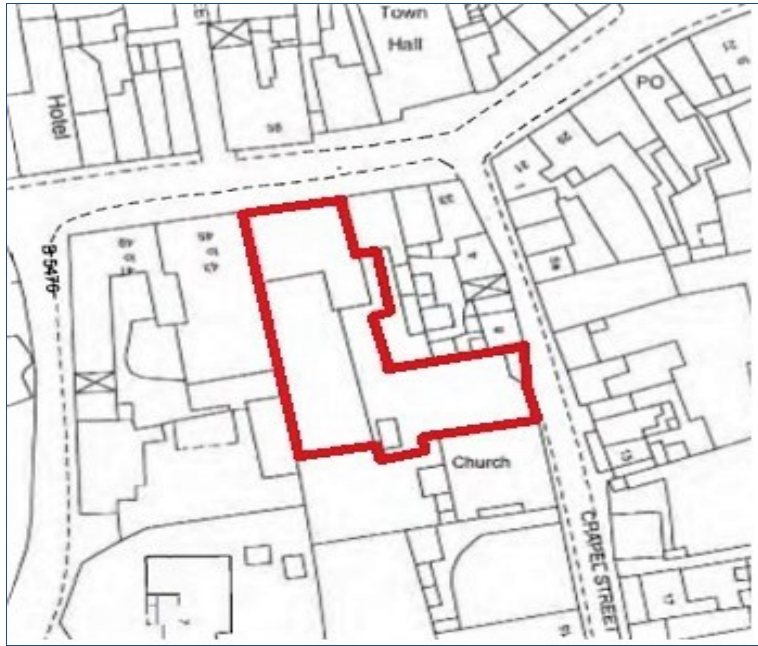
ACCOMMODATION/SITE AREA

Ground floor retail premises	1,783 sq ft	163.73 sq m
Potential development land with rear access and car parking*	0.21 ac	0.085 ha
Total Site Area	0.27 ac	0.11 ha

*The rear development land includes 3 car parking spaces allocated to the existing flats on the upper floor of the building.

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 and interested parties should make their own enquiries.



Consumer Protection From Unfair Trading Regulations 2008: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



PLANNING

The property currently has planning permission for uses within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

There may be a possibility of converting the existing ground floor retail premises into 1 or 2 residential flats and also building houses on the rear land, subject to the necessary planning consent. However, interested parties should make their own enquiries with the Local Planning Authority.

TENURE

Freehold: The property is available to purchase freehold, subject to the two existing leases in respect of the flats on the upper floors. Please contact the agent for further details.

Vacant possession will be afforded on the ground floor retail premises.

PRICE

The asking price is £270,000 for the freehold interest.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the ground floor retail premises in the 2023 rating list is £10,750.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(66).

VAT

All figures quoted herein 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:

Contact: Simon Beedles FRICS

Direct Line: 01952 521008

Mobile: 07375 101371

Email: simon@andrew-dixon.co.uk

Ref: SB/3741



Printcode: 2023424

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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LOCATION PLAN

