



To Let: 22A Aston Road

Telford | Shropshire | TF11 8DU

Halls



Add text here - The Anvil Lodge 22A Aston Road, Shifnal, Telford, Shropshire, TF11 8DU

This attractive freehold detached building is of brick construction which has been rendered providing extensive accommodation arranged as a 5 bed house, 1 bed apartment and 4 letting rooms extending in total to approximately 297 sq m (3196 sq ft) based on gross internal floor area.

The property has PVC double glazing throughout and had a tiled roof. The property is arranged around a courtyard area with outside seating and benefits from a good size car park to the right elevation of the property.

The apartment and letting rooms have their own individual access and so could easily be split off from the main house. The two first floor letting rooms have a shared staircase.

The property would ideally be suited for a range of residential/commercial uses including owner occupation and investment purposes subject to statutory consents.

BUSINESS The letting rooms business has been running for around 24 years and has a good location in the area. The business is only being reluctantly offered for sale due to the retirement of the existing proprietors.

The business is currently run by the proprietors and offers the opportunity to acquire a very profitable business with a great reputation. The business capacity could be increased depending on the aspirations of the purchaser. Further information are available on request.

The Anvil Lodge



Location

Location

The property occupies a prominent position on Aston Street in the sought after town centre of Shifnal. The property is located in a mixed residential and commercial area and is located next door to the Anvil Pub.

Shifnal is an established market town in Shropshire where all local amenities are available, the town has a population of 6776 at the 2011 census.

- Generous 5 bed house with apartment and 4 letting rooms FOR SALE in the attractive town of Shifnal
- The property benefits from a large car park
- Located in the town centre of Shifnal
- An attractive 5 bedroom house, apartment and 4 letting rooms with a total GIA of 297 sq m (3,196 sq ft)
- Established letting room business
- Suitable for a variety of uses subject to statutory consents

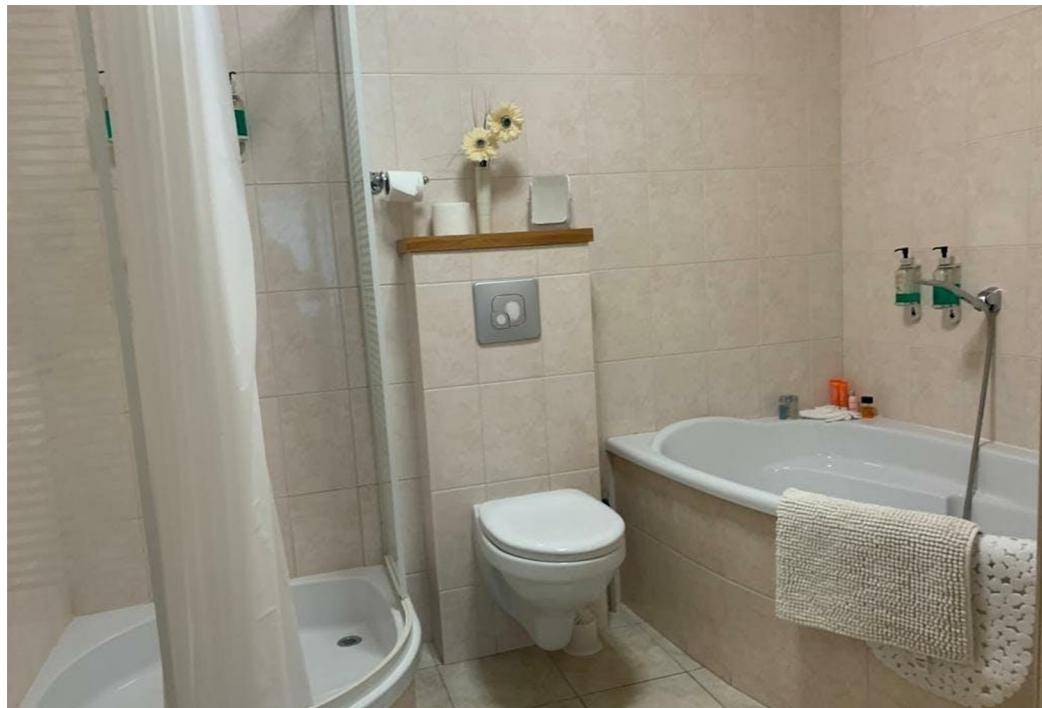
Shifnal is located about 4 miles (6 km) east of Telford, 17 miles (27 km) east of the county town of Shrewsbury and 13 miles (20 km) west-northwest of the city of Wolverhampton. It is near the M54 motorway (Junction 4).



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Accommodation







Key Details

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Viewing is strictly by prior arrangement with the letting agents.
For more information or to arrange a viewing please contact:

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Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation