



Mixed Investment For Sale:

17 High Street      Wem | Shropshire | SY4 5AA

1B/1C Leek Street      Wem | Shropshire | SY4 5EP





### For Sale: Mixed Commercial and Residential Investment

- A prominently located, part three and part two-storey building arranged to provide a mixed commercial and residential investment.
  - Traditional construction and benefits from a glazed shopfront onto High Street.
- Well-established market town in north Shropshire, and situated approximately 9 miles north of Shrewsbury
  - Benefiting from good connectivity to the wider region via the A49 and A528

17 High Street, Wem, Shropshire, SY4  
5AA

1B/1C Leek Street, Wem, Shropshire,  
SY4 5EP

The property comprises a prominently located, part three and part two-storey building arranged to provide a mixed commercial and residential investment.

At ground floor level, the property includes a lock-up shop unit currently trading as a barbers, with a Total Net Sales Area of approximately 658 sq ft (61.14 sq m), together with ancillary accommodation fronting onto High Street.

A shared ground floor entrance provides access to two residential flats and an office area arranged over the first and second floors.

The property is of traditional construction and benefits from a glazed shopfront onto High Street.

The office which is accessed from the first-floor communal landing, extends to a Total Net Internal Floor Area of approximately 188 sq ft (17.49 sq m). The space is currently vacant and offers an opportunity to generate further additional income from the property.

Flat 1B, is on the first floor and is a one-bedroom flat with a Total Gross Internal Floor Area of approximately 866 sq ft (80.47 sq m). The accommodation comprises a reception hallway, sitting room, kitchen, bathroom, bedroom, and store.

Flat 1C is on the second floor and is a one-bedroom flat with a Total Gross Internal Floor Area of approximately 666 sq ft (61.92 sq m). The accommodation comprises a landing area, sitting room, kitchen, bathroom, and bedroom.

Overall, the property presents an attractive investment opportunity, offering a diversified income stream from the commercial shop unit, two residential flats, and the potential to generate further income from the first-floor office. An internal inspection is recommended to fully appreciate the potential of the property.



# Location

The property is prominently located at the junction of High Street and Leek Street in the centre of Wem. High Street serves as the town's principal retailing thoroughfare, with surrounding occupiers including Monks, Scrivens and Harfitts.

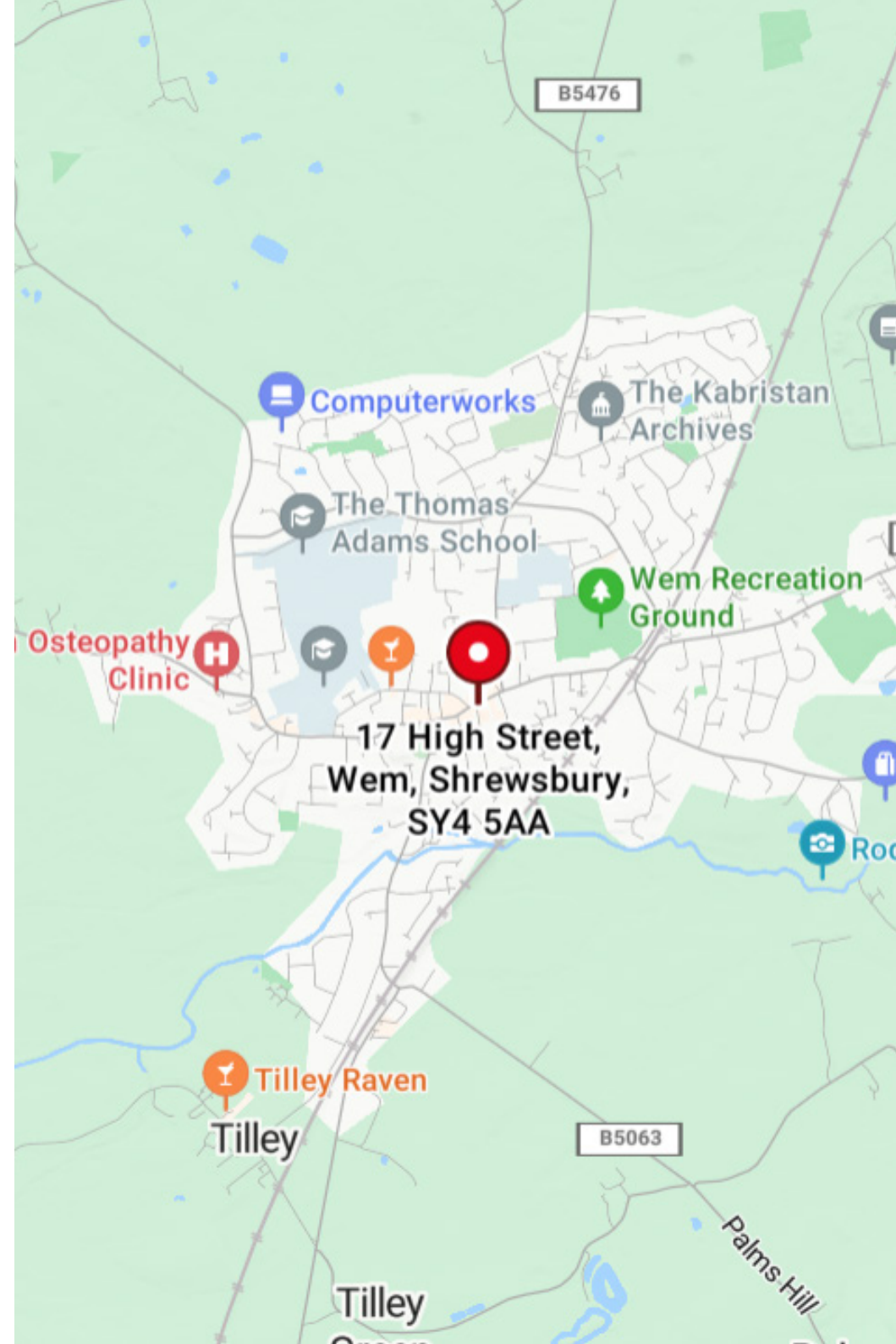
The property benefits from close proximity to the main public car park serving the town centre.

## Key Location Highlights

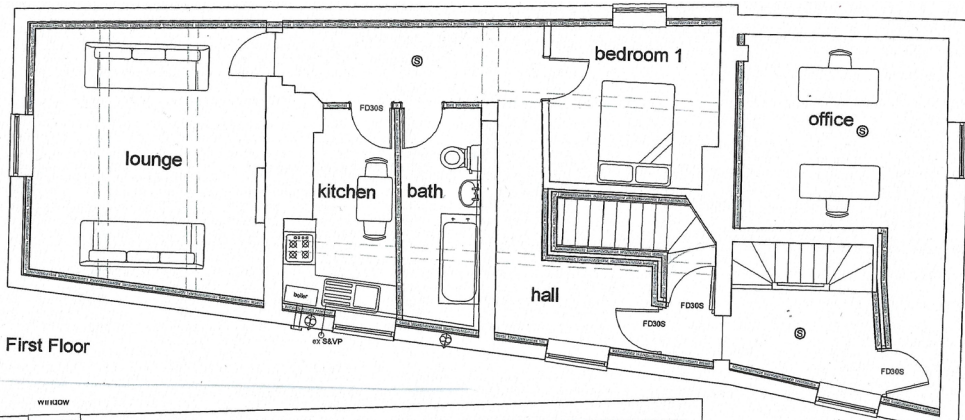
- Prominently located in a well-established market town in north Shropshire, and situated
- Approximately 9 miles north of the county town of Shrewsbury
- Benefiting from good connectivity to the wider region via the A49 and A528.

The town provides a range of local amenities, services and independent retailers, supporting a steady level of footfall. Wem also benefits from a railway station offering direct links to Shrewsbury and Crewe, enhancing its accessibility and appeal as both a residential and commercial location.

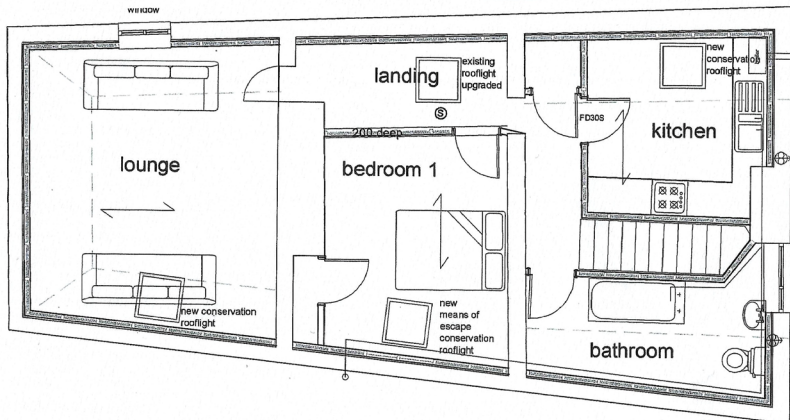
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# Floor Plan

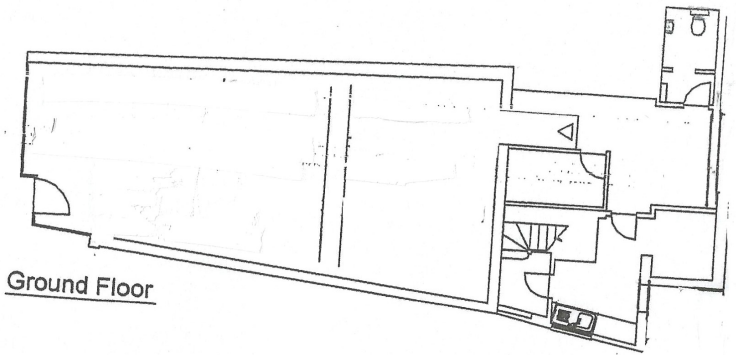


First Floor

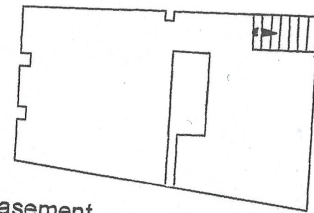


Second Floor Plan

Drawing  
Title  
Flats above  
17 High Street  
Wem  
Shropshire  
scale  
1:50



Ground Floor



Basement

# ACOMMODATION

(All Measurements are approximate)

## COMMERCIAL

17 HIGH STREET

SALES AREA 658 SQ FT (61.14 SQ M) NET

STORES/ ANCILLARY 320 SQ FT (29.42 SQ M) NET

TOILET

## RESIDENTIAL

GROUND FLOOR

ENTRANCE LOBBY 32 FT SQ (2.94 SQ M) GROSS

## FIRST FLOOR

COMMUNAL LANDING AREA 76 SQ FT (7.07 SQ M) GROSS

OFFICE 188 SQ FT (17.49 SQ M) NET

## FLAT B

HALLWAY

SITTING ROOM

KITCHEN

BATHROOM

BEDROOM

STORE

TOTAL GROSS INTERNAL FLOOR

866 SQ FT(80.47 SQ M)

## SECOND FLOOR

### FLAT C

LANDING

SITTING ROOM

KITCHEN

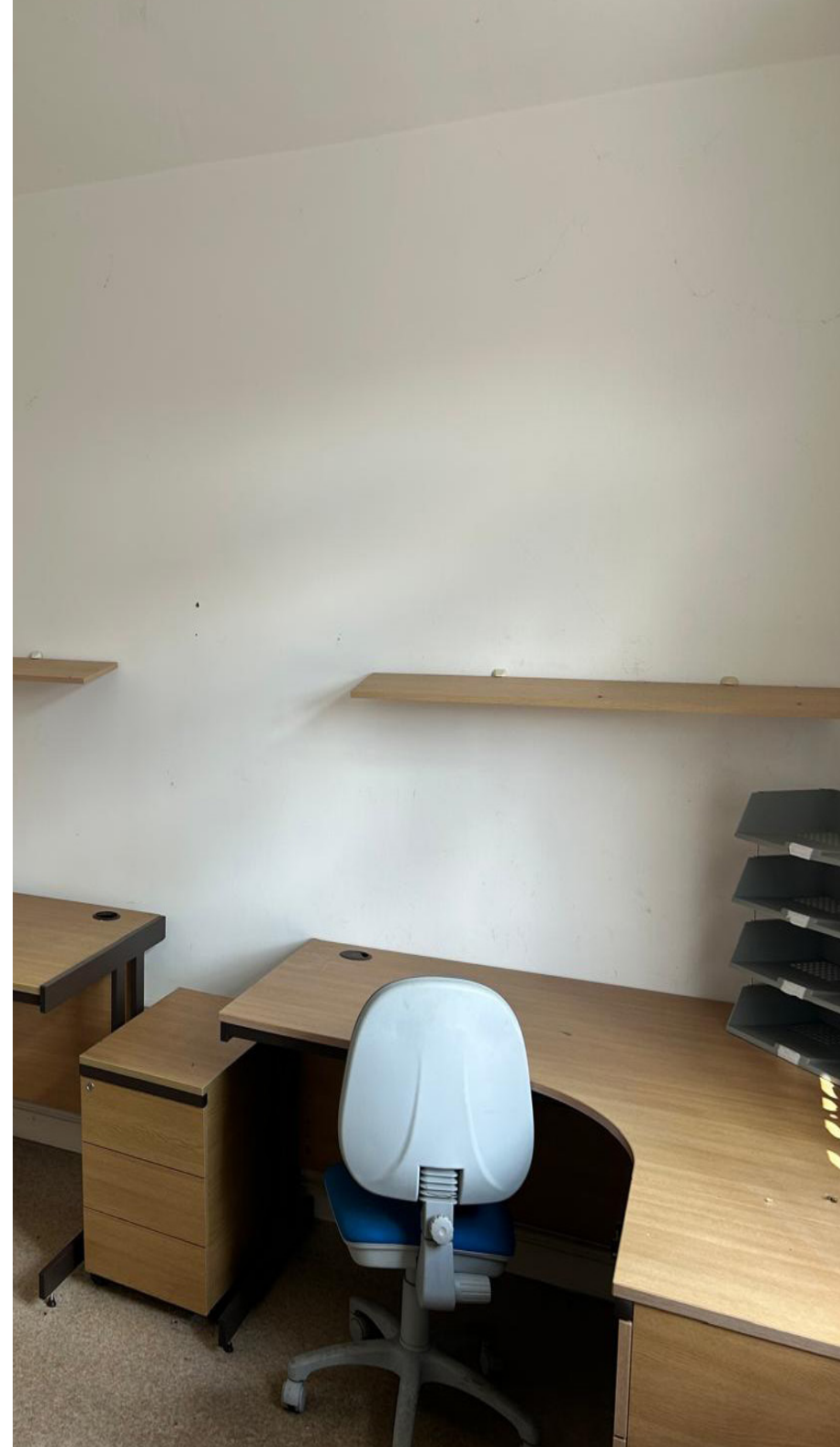
BATHROOM

BEDROOM

STORE

TOTAL GROSS INTERNAL FLOOR

606 SQ FT(61.92 SQ M)



# Key Details

## Rateable Value

Prospective purchasers should make their own enquiries we understand from our internet enquiries these are as follows;

Rateable Value- £10,250

1B Leek Street- Council Tax Band- A | 1C Leek Street- Council Tax Band- A

## Price

Offers in the region of £218,500 (Two Hundred and Eighteen Thousand five hundred pounds) exclusive.

This shows an attractive Net Initial Yield of 10 % after allowing for normal purchasers costs.

## VAT

The property is understood not to be elected for VAT and therefore VAT is not applicable.


## EPC

17 High Street: E (110)

1B Leek Street: C (73) | 1C Leek Street: D (56)

## Local Authority

Shropshire Council  
Shirehall, Shrewsbury  
SY2 6ND

 0345 678 9000

 <https://next.shropshire.gov.uk/>

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## Services

Prospective purchasers should make their own enquiries.

The property is understood to benefit from all services.

The shop unit and residential flats are understood to benefit from separately metered supplies. There is gas fired central heating to the residential flats.

## Planning

The property is understood to benefit from planning consent for Use Classes E and C3 of the Town and Country Use Classes Order 1987.

Prospective purchasers should make their own enquiries.

## Legal Costs

Each Party to be responsible for their own legal costs in respect of the transaction.

## Tenure

The property is offered for sale freehold subject to the occupational tenancies. The property is held under the ownership of Title Number SL183683.

Copies of Tenancy documentation are available from the selling agent upon request.


The property is sold subject to the following tenancies;


17 High Street	Lease to Wem Barbers Limited	Tenants Internal Repairing and Insuring Lease	Lease Expiry 26/06/2028	£10,000 per annum
1B Leek Street, Wem	AST		AST	£6300 per annum
1C Leek Street, Wem	AST		AST	£6,120 per annum

# Halls

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


James Evans

 07792 222 028

 james.evans@halls.gb.com


Simon Cullup-Smith

 07999 595 885

 simon.cullupsmith@halls.gb.com

Commercial Department

 01743 450 700

 commercialmarketing@halls.gb.com

## 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

