



For Sale: Watergate Street
Whitchurch | Shropshire | SY13 1DR





For Sale / To Let - 2 Watergate Street, Whitchurch, Shropshire, SY13 1DR

2 Watergate Street provides a substantial existing retail/office building extending to a Total Gross Internal Floor Area of approximately 5,744 sq ft (533.5 sq m), arranged over three floor. The property is currently configured as a decommissioned bank with offices, ancillary storage and welfare facilities. The size and layout offers potential for a variety of uses, including potential residential conversion, subject to the necessary statutory consents. Offers are invited in the region of £500,000 (exclusive).

The property is also available To Let with a rental price of £40,000 per annum (exclusive).

2-4 Watergate Street

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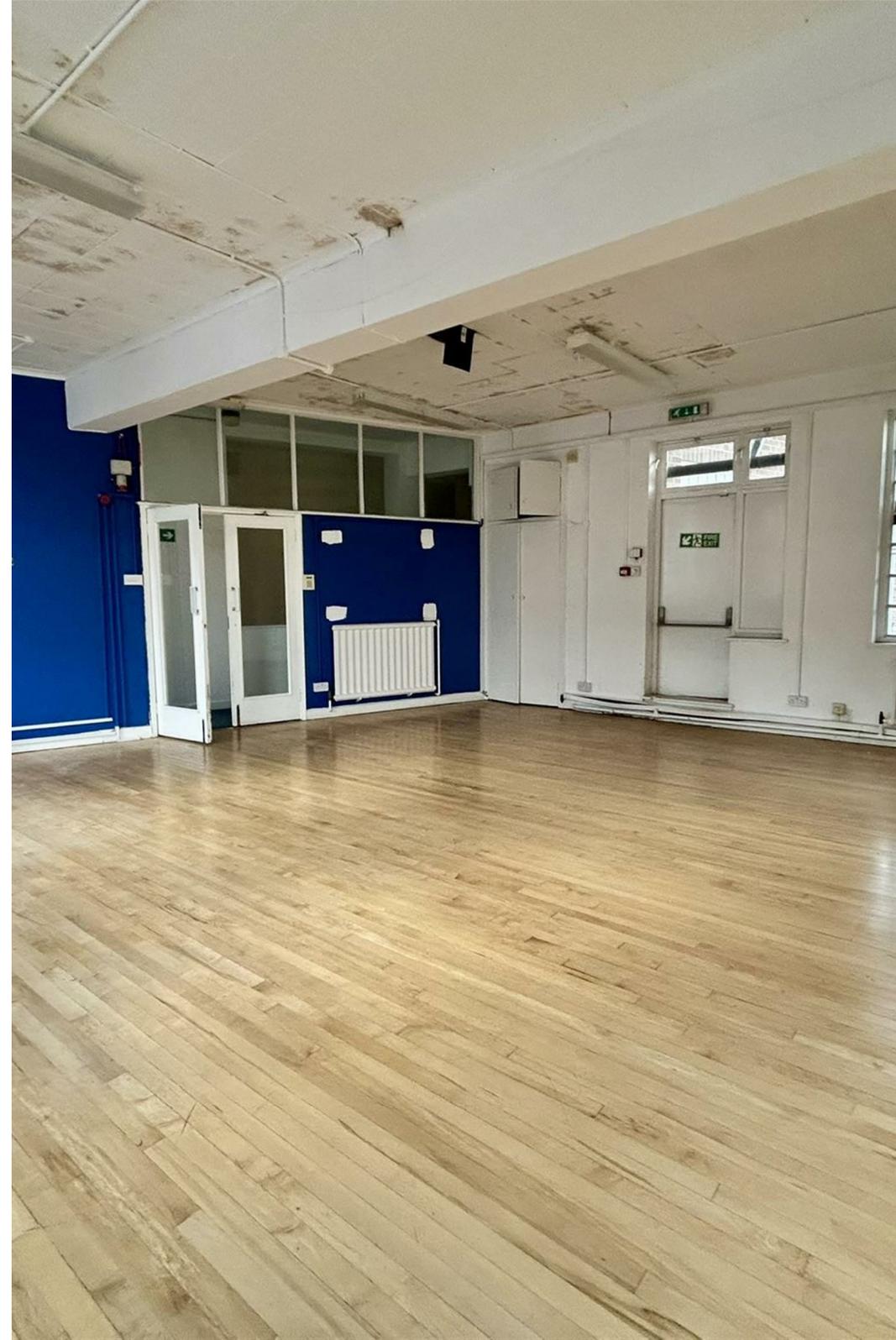
The ground floor provides approximately 2,675 sq ft (248.4m sq), the first floor extends to approximately 1,484 sq ft (137.8m sq) and the second floor approximately 1,585 sq ft (147.3m sq), with a car park accommodating approximately six cars to the rear.

The building is constructed of brick and stone work under a tiled pitched roof, with single glazed windows throughout.

The property is accessed directly off Watergate Street with the car park to the rear.

4 Watergate Street currently operates as "The Watergate" under a 99 year lease from 25/3/1961 under SL139824 with a ground rent of £1,380 per annum.

The property is owned under Title Number SL89338.

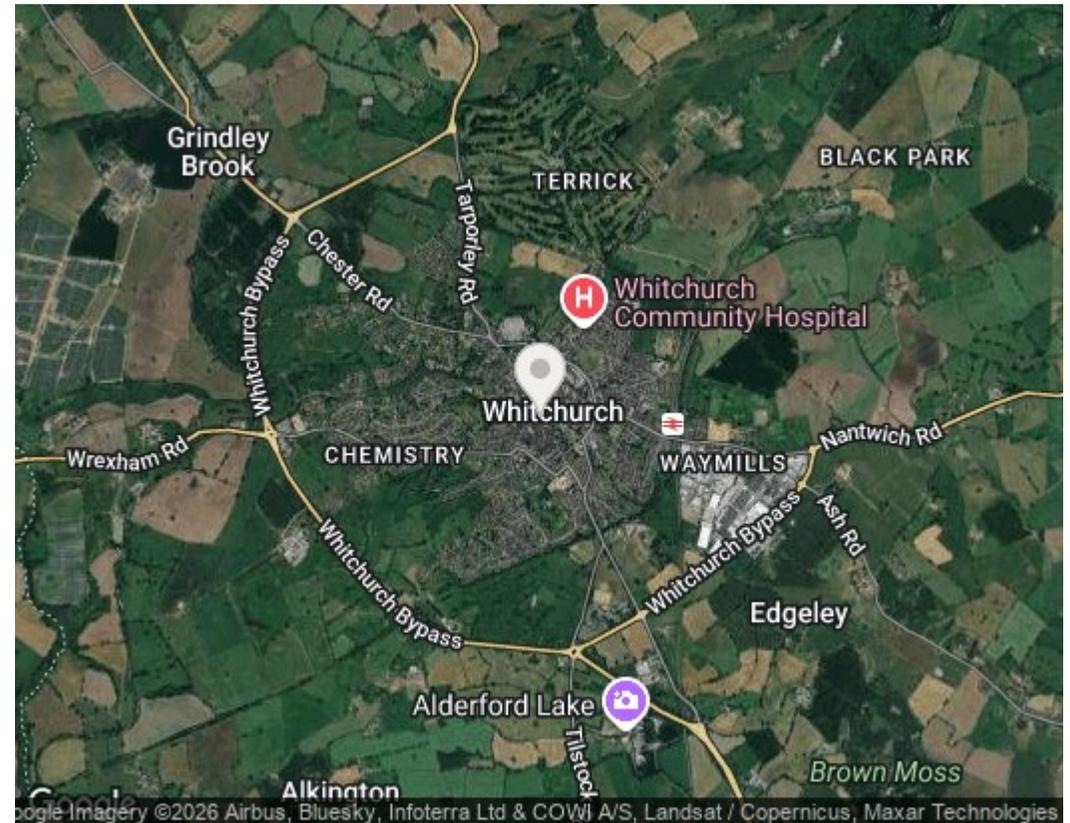


Location

The property occupies a prominent position within Whitchurch town centre, a well-established market town in north Shropshire with a strong local economy and a broad mix of retail, leisure and professional services. Whitchurch serves as an important commercial hub for the surrounding rural catchment and benefits from good regional connectivity.

Key Location Highlights

- The property is located within close proximity of all local amenities, including retail, banking, food and leisure uses.
- Surrounding occupiers include a mix of national and independent businesses such as Wagstaffs, Boots and Watergate Church, reflecting the mixed-use nature of the immediate area.
- The property benefits from a car park at the rear accommodating approximately 6 vehicles
- Whitchurch benefits from direct rail services and strong road links via the A41, providing connectivity to Chester, Shrewsbury, Crewe and the wider regional motorway network.



Accommodation

Ground Floor

2,675 sq ft - 2.48.4 m sq

First Floor

1,484 sq ft - 137.8 m sq

Second Floor

1,585 sq ft - 147.3 m sq

Outside

Car Park - 6 Spaces

Total Gross Internal Floor Area

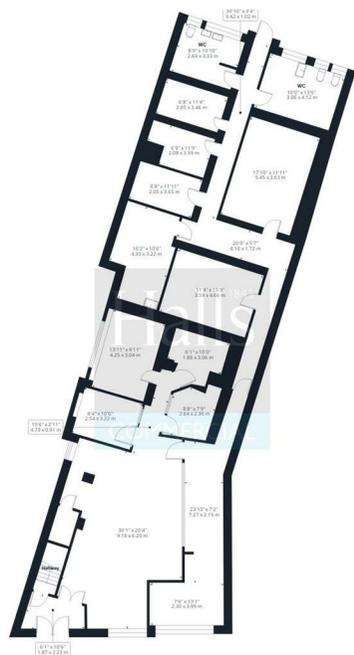
ALL MEASUREMENTS ARE APPROXIMATE

Tenure

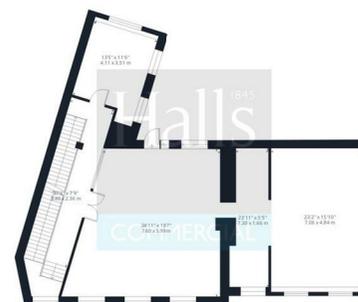
The property is offered for sale with vacant possession subject to the property ownership in part being subject to a 99 year lease from 25/3/1961 under SL139824 with a ground rent of £1,380 per annum. The property is owned under Title Number SL89338



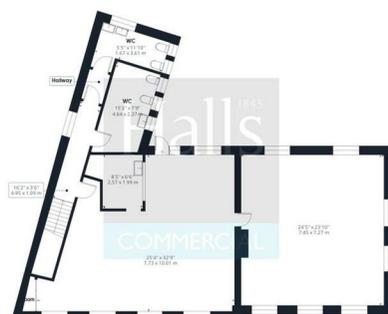




Ground Floor



First Floor



Second Floor



Approximate total area⁽¹⁾

5744 ft²

533.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Key Details

Rateable Value

Prospective purchasers should rely on their own enquiries. We understand that the rateable value is £39,750 for the property.

EPC

To be assessed.

VAT

It is understood that the property is not elected for VAT and therefore VAT will not be levied on the purchase price.

Services

Not tested at the time of our inspection. Purchaser to rely on their own enquiries. We understand that all services are connected to the property.

Planning

Prospective purchasers should rely on their own enquiries. We understand that the property benefits from planning consent for Use Class E of the Town and Country Use Classes Order 1987. The property interest would lend themselves to potential redevelopment for residential purposes subject to statutory consents.

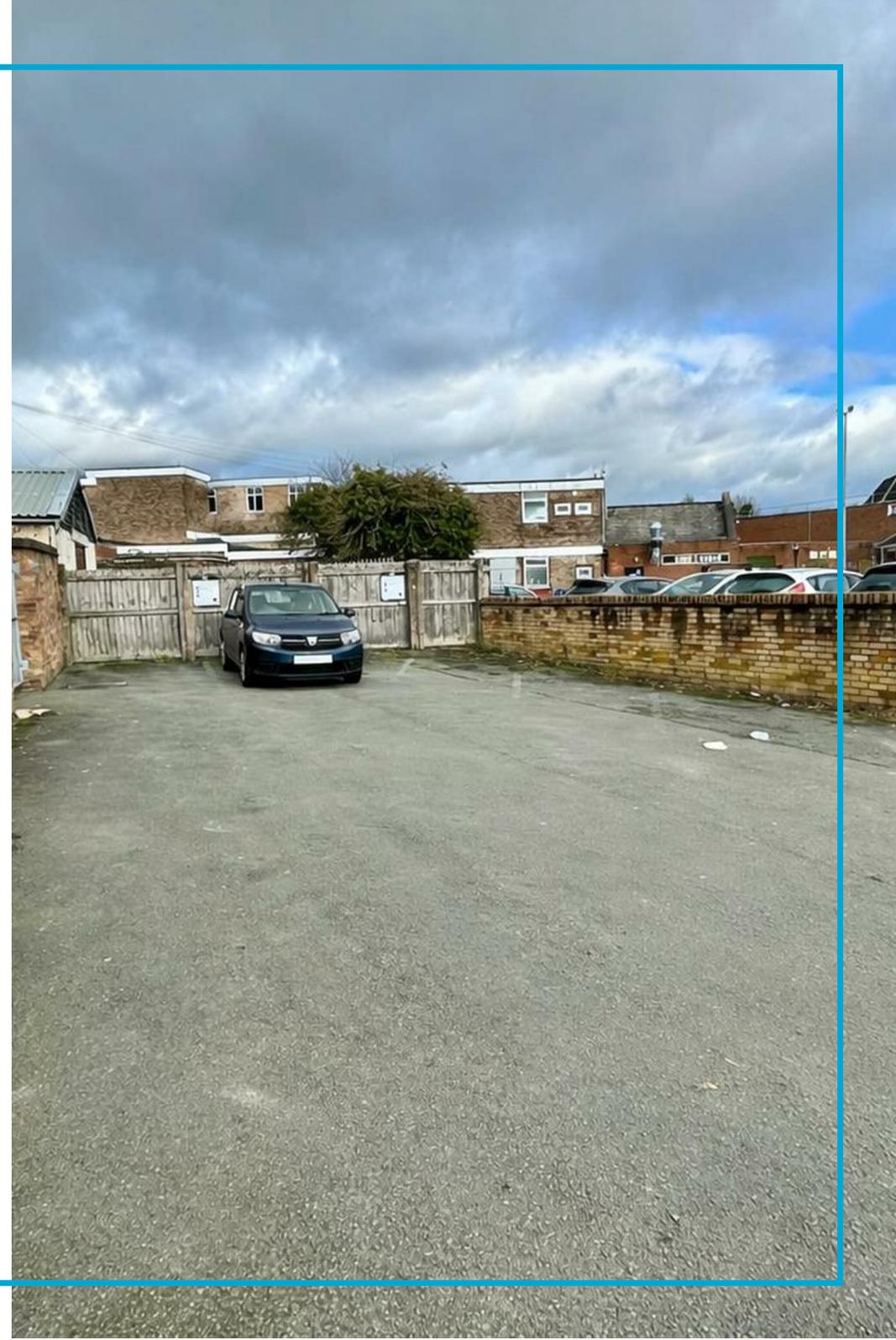
Legal Costs

Each party to bear their own legal costs.

Local Authority

Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority .



Halls

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

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Commercial Department

 01743 450 700

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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

