FOR SALE

Offers in the region of £249,995

3 Scotland Street, Ellesmere, SY12 0DE

A unique and attractive investment opportunity comprising two residential properties and a commercial unit, all offered with sitting tenants and providing a healthy gross yield, conveniently situated within the heart of the lakeland town of Ellesmere.

FOR SALE

Oswestry (8 miles), Whitchurch (12 miles), Wrexham (12 miles), Shrewsbury (17 miles)

All distances approximate.

- Investment Opportunity
- All Units Occupied
- Attractive Gross Yield
- Residential/Commercial
- Long Term Tenants
- Town Centre Location

DESCRIPTION

Halls are delighted with instructions to offer 3 Scotland Street for sale by private treaty.

3 Scotland Street provides a unique arrangement of two residential properties and one ground floor commercial premises, all of which are fully occupied and with tenants who, we understand, are keen to remain in situ, thus, the property represents an ideal investment opportunity with a current gross yield of circa 6.7%.

The commercial element of the building is currently utilised as a beauty treatment salon and enjoys a prominent town centre location with shop window directly onto Scotland Street.

Positioned behind an unassuming access door leading off Scotland Street is a communal courtyard where access is provided to the two residential properties. The Flat is accessed via steps and boasts two well proportioned Bedrooms, alongside a Bathroom, Kitchen, and Living Room, with the accommodation arranged across two floors. The Old Bakery lies at the culmination of the courtyard and benefits from deceptively spacious living accommodation situated across three floors, with two Bedrooms, Family Bathroom, and open-plan Living/Dining/Kitchen area.

SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Morton Hall.

W3W

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DIRECTIONS

Turn right out of our Ellesmere office onto Scotland Street, where the properties will be located almost immediately on the left hand side of the road and identified by a Halls "For sale" board.

SITUATION

3 Scotland Street lies in the heart of the lakeland town of Ellesmere, which boasts a range of day to day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst remaining within within a easy reach of the larger market towns of Oswestry and Whitchurch, both of which offer a more comprehensive range of amenities. The county centre of Shrewsbury lies around 19 miles to the south and provides further recreational, educational, and cultural attractions.

2 Reception Room/s

4 Bedroom/s

3 Bath/Shower Room/s

THE OLD BAKERY
Approx. 743 sq ft
Current Rent: £700pcm
Let on a fixed term AST

Enjoying an element of dedicated courtyard space with scope for outside seating, and with a front door which opens into an Entrance Porch where stairs rise to the first floor and a door allows access into a Cloakroom, with a further door opening into an open-plan Living/Dining/Kitchen providing ample space for seating and dining areas, alongside a modern fitted kitchen comprising a selection of base units, this positioned close to a secondary access door which exits onto the courtyard. Stairs rise from the Entrance Porch to two further floors, both of which enjoy well-proportioned Bedrooms with accompanying En-Suites.

THE FLAT
Approx. 559 sq ft
Current Rent: £350pcm
Let on a periodic AST

Accessed via metal steps which lead up from the courtyard to a front door which opens into a Reception Hall, where stairs rise to the upper floor and with a door which allows access into a Living/Dining Room, this positioned alongside a Kitchen featuring a selection of base and wall units with work surfaces over. Stairs rise from the Entrance Hall to an upper landing which features two Bedrooms and a Family Bathroom.

COMMERCIAL PREMISES
Approx. 270 sq ft
Current Rent: £350pcm
Let on a commercial lease (holding over)

Enjoying a prominent position facing onto Scotland Street, with full width glazing situated alongside a door which opens into the premises, this predominately formed of one large space, currently serving as a treatment room, with a door which opens into a Cloakroom and a door allowing secondary access from the courtyard.

SERVICES
We understand that the building is served by mains water, electricity, gas, and drainage.

LOCAL AUTHORITY
Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX
The properties are shown as being within the following council tax bands on the local authority register.

The Flat - A

The Old Bakery - A

TENURE AND POSESSION
We are advised that the properties are of Freehold tenure and will be offered with tenants in situ

AML (ANTI-MONEY LAUNDERING)
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.

LISTING
Elements of the property are shown to be Grade II listed.

VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

FOR SALE

3 Scotland Street, Ellesmere, SY12 0DE

Cellar = 287 sq ft / 26.6 sq m
Shop = 270 sq ft / 25 sq m
The Flat = 559 sq ft / 51.9 sq m
The Old Bakery = 743 sq ft / 69 sq m
Total = 1859 sq ft / 172.7 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1305480

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings

01691 622602

Ellesmere Sales
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