

110 St. Michaels Street, Shrewsbury, Shropshire, SY1 2EU

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Auction Guide £150,000**

Viewing: strictly by appointment through the agent



A fantastic investment opportunity has arisen, to acquire this attractive, period property, consisting of four flats / bedsits, which require complete modernisation / improvements throughout. The property could be re-developed to create further flats / bedsits subject to the necessary planning permissions / building consents. The property occupies an extremely convenient position on the fringe of Shrewsbury Town Centre, being within striking distance of local amenities, the railway station and the Shrewsbury Town Centre. This property will appeal to many prospective investors and early viewing comes highly recommended by the selling agent. The property has the added benefit of being offered For Sale with NO UPWARD CHAIN.

The accommodation briefly comprises the following: Entrance hallway. Flat 1 comprises: Lounge, bedroom, cellar, kitchen, bathroom. First floor landing Flat 2 comprises: Hallway, lounge, bedroom, bathroom. Second floor landing Flat / bedsit 3 comprises: Hallway, living room / bedroom, kitchen. Flat / bedsit 4 comprises: Kitchen, living room / bedroom, bathroom. Low maintenance rear courtyard, convenient location close to the Shrewsbury Town Centre. Viewing is recommended.

The accommodation in greater detail comprises:

**Auctioneer's comments**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability, and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with Iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by Iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

**Steel entrance door**

Gives access to:

**Reception hallway**

Having part period tiled floor. From reception hallway door gives access to:

**Flat 1**

**Bay fronted lounge**

13'4 excluding bay x 12'3

Door from bay fronted lounge gives access to:

**Bedroom**

12'10 x 10'3

Door from bedroom gives access to:

**Inner hallway**

From inner hallway door with steps give access to:

**Cellar**

From inner hallway doorway gives access to:

**Kitchen / diner**

16'2 x 13'7

From kitchen / diner door gives access to:

**Bathroom**

Having paneled bath, pedestal wash hand basin, WC, airing cupboard.

From reception hallway stairs rise to first floor landing. From first floor landing door gives access to:

**Flat 2**

Having hallway. Doorway from hallway gives access to:

**Lounge / diner**

20'4 x 15'11

Door from hallway gives access to:

**Bedroom**

16'11 x 13'10 excluding bay

Door from bedroom gives access to:

**Kitchen**

12'11 x 9'3

Doorway from lounge / diner gives access to:

**Former bathroom**

14'10 x 7'2

From first floor landing stairs rise to:

**Second floor landing**

Doors giving access to, two further flat's / bedsits and separate bathroom.

**Flat / bedsit 3**

**Living room / bedroom**

16'8 x 13'11

Door to:

**Kitchen**

13'0 x 7'8 excluding recess

**Flat / bedsit 4**

Having hallway. Door from hallway gives access to:

**Living area / bedroom**

19'2 max x 15'11 max

Door from hallway gives access to:

**Bathroom**

8'8 x 8'5

**Separate bathroom (off landing)**

8'7 x 6'1

**Outside**

To the front of the property, gated access leads to paved steps leading to the front entrance door. To the rear of the property there is an enclosed walled, low maintenance courtyard with rear pedestrian access.

**Agents note**

Removal works following a structural defect at 110 St Michaels Street, Shrewsbury, SY1 2EU was completed on 25th September 2023. A building notice was deposited under the building regulations made under section 1, (3) of the building act. A completion certificate of the works carried out can be supplied, upon request from the sole selling agent.

**Services**

Mains water, electricity, gas and drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**Council Tax Band A**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.


Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>18</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**FLOORPLANS**

