



FOR SALE

3 The Cross, Church Street, Malpas, SY14 8NU

Retail unit with two bedroom apartment above in the picturesque village of Malpas
1,149 sq ft (106.75 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The property comprises is a mid terrace three storey property with a retail unit at ground floor level and a two bedroom apartment on the upper floors and benefits from:

- Full glass frontage
- WC
- Kitchen to the rear of the shop
- Shared courtyard with neighbouring property
- Traditional brick construction
- Wooden windows

The retail unit is accessed off Church Street and has an open plan sales area currently operating as a book shop.

The apartment has separate access from the rear shared courtyard area with a living room and kitchen at first floor level and two bedrooms and bathroom at second floor level.

The property is Grade II Listed with lots of original features and is located in a conservation area.

Accommodation

The retail area has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

	NIA sqm	NIA sqft
Ground Floor	38.28	412
First Floor	34.37	371
Second Floor	34	366
Total	106.75	1,149

Tenure

The property is being offered for sale freehold with vacant possession. The property is held under freehold title number: CH154671. The business can be bought as a going concern by separate negotiation.

Price

Offers in the region of £295,000.

Business Rates and Council Tax

The retail unit has a Rateable Value of £5,600.

The apartment has a Council Tax Band of A.

Energy Performance Certificate

The property has an EPC rating of C

Utilities

The property benefits from mains water, electricity and drainage. The electricity is separately metered for the shop and the apartment

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

VAT

We understand that the property is not elected for VAT, therefore no VAT is payable on the purchase price.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



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Commercial Area



Residential Area

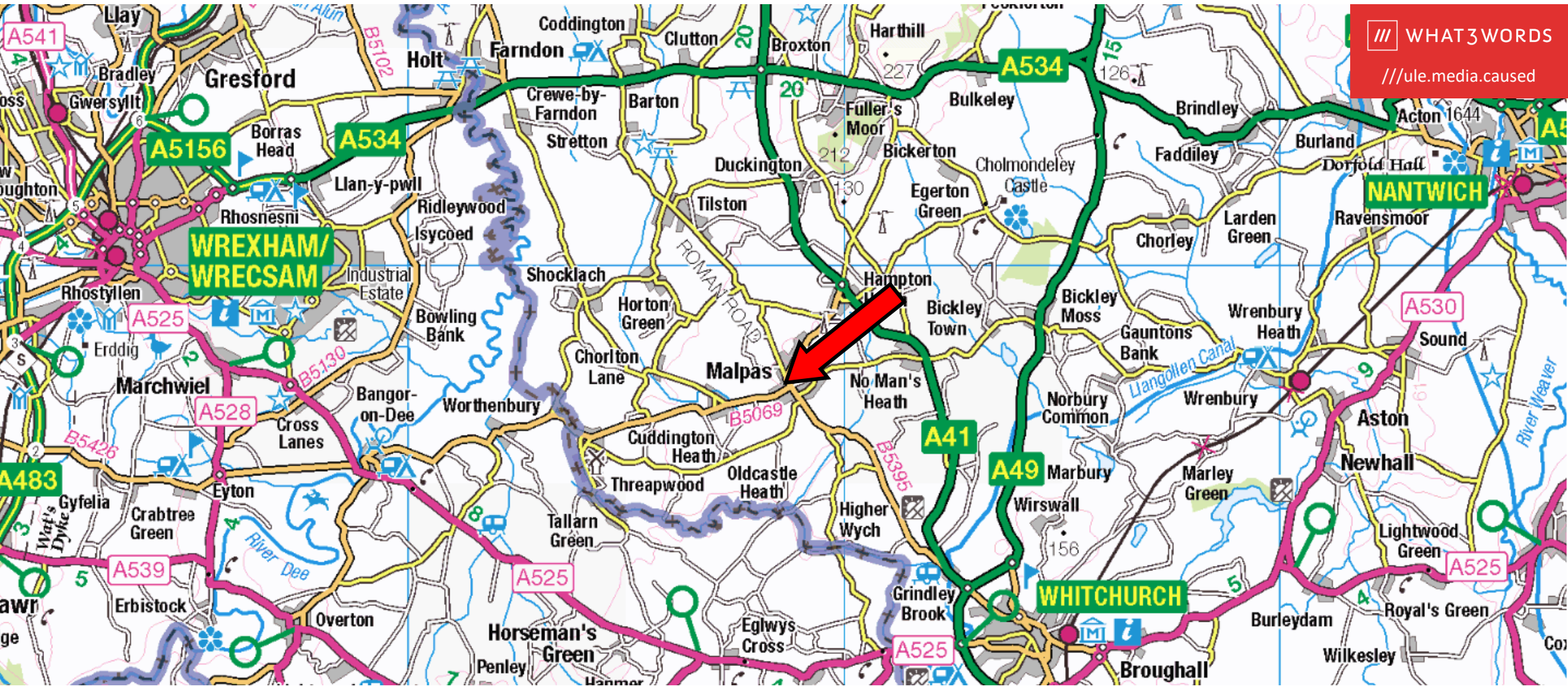


External Area

Location

Malpas is a market town in south Cheshire close to the borders of Shropshire and Wales. Chester is just 14 miles to the north, Whitchurch 5.5 miles to the south, Wrexham 12 miles and Nantwich 13 miles distance.

The premises are located on Church Street in the heart of the village.



Contact:



Andy Butler
07768 880944
andybutler@legatowen.co.uk



Harriet Cope
07548 845167
harrietcope@legatowen.co.uk

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DATE PREPARED: **November 2024**

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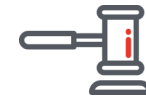
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

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01270 621001
legatowen.co.uk