



Offers in excess of £180,000
22-23 Broad Street, Knighton

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A substantial commercial and residential building in a very prominent town centre position, having two shops (both currently let) and a large two storey residential area above, ideal for conversion into multi units (subject to planning) with the benefit of parking/amenity space to the rear.

The Area

Situated in the rolling countryside of the Welsh Marches, the market town of Knighton offers a range of local amenities including educational facilities, doctors, restaurants, public houses, shops and close locality to an abundance of walks including the historic Offas Dyke and forestry areas. Knighton offers convenient rail, road and bus links to surrounding areas including Ludlow, Shrewsbury and Presteigne.

The Property

Situated in the centre of Knighton, this substantial commercial and residential property offers extensive living accommodation and commercial space set over three floors.

Knighon Music Centre - 23 Broad Street

51'8" x 27'6" (15.74m x 8.39m) The main shop area is divided into three sections. To the rear steps lead down to the kitchen area with a window to the rear, base units, sink, low flush WC and store room. The lower ground floor area is divided into five sections currently used as storage with light, power, storage heaters and fire exit to side.

Strides - 22 Broad Street

14'5" x 25'11" max (4.39m x 7.89m max) Currently run as a clothes shop which is on two levels and having storage room to the rear.

Residential Accommodation

Accessed via the rear, with a good sized parking area and a metal staircase rising up to the wooden entrance door which leads in to the:



"Substantial commercial building with residential accommodation over"

Kitchen/Diner

10'8" x 14'3" (3.24m x 4.35m) With a small selection of base level cabinets, stainless steel single drainer sink, space for electric cooker, rolltop work surface, splashback wall tiling, vinyl flooring and space for table and chairs.

Inner Hallway/Lobby

With doors off, split level staircase rising to first floor, exposed timbers, under stairs storage area, coat hooks and ceiling light.

Sitting Room

14'9" max x 12'2" (4.49m max x 3.71m) Single glazed sash windows to front, electric trip switches and storage cupboard.

Bathroom

Single glazed sash window to front with obscure pattern glass, panel enclosed bath, low level flush WC, pedestal wash hand basin and exposed timbers.

Sitting Room

13'4" x 12'3" (4.06m x 3.74m) Single glazed sash window to front, ceiling light and floorboards.

Study/Office

9'4" x 9'8" (2.85m x 2.94m) Single glazed sash window to rear with views of the town and distant countryside, storage cupboard housing hot water tank and exposed timbers.

First Floor Landing

Doors off, access to loft space and ceiling light.

Store Room

7'9" x 16'11" (2.35m x 5.16m)



Accommodation *continued*

Bedroom One

11'5" x 11'11" (3.49m x 3.64m) Velux roof window to side, storage cupboard, timber flooring and limited head height to one side

Bedroom Two

11'3" x 11'7" (3.43m x 3.52m) Velux roof window and timber floor.

Bedroom Three

13'7" x 11'7" (4.15m x 3.52m) Single glazed wooden windows to rear with views to town and distant countryside, ceiling light, wall mounted shelving, panel radiator and telephone point.

Bedroom Four

14'5" x 11'11" (4.39m x 3.63m) UPVC double glazed window to front, panel radiator and a recessed area with hanging space.

The landing continues with a staircase down to:

Additional Sitting Room

14'3" x 13'9" (4.34m x 4.18m) Two sash single glazed windows to front, two panel radiators, wall lights and boxed in timbers.

Bathroom Two

Low level flush WC, pedestal wash hand basin, splashback wall tiling, panel enclosed bath, airing cupboard housing hot water tank and slatted shelving, shaver point and panel radiator.



Bedroom Five

12'7" x 8'7" (3.83m x 2.62m) Single glazed wooden window to rear, panel radiator and single glazed picture window to side.

From the landing area a split level staircase leads down to another landing area with single glazed wooden window to front, vinyl tiled flooring, storage cupboard, exposed pipework and staircase leading down to:

Ground Floor Kitchen

UPVC double glazed window to front, range of base and eye level cabinets, stainless steel single drainer sink, rolltop worksurfaces, splashback wall tiling, vinyl flooring, storage cupboard, and doors through to dining room. Just off the kitchen is a shared entrance with the shop downstairs and shared entrance hall.

Dining/Sitting Room

Single glazed wooden window to rear, ceiling light, panel radiator and door through to:

Storage Room

Trip switches.

Guest WC

Low level flush WC, wall mounted wash hand basin.

Energy Performance Certificates

For full details of the commercial EPCs please contact John Amos & Co on 01568 610310.

AT A
GLANCE

Accommodation

• Two Shop Fronts • Five Bedrooms • Five Reception Rooms •
Two Kitchens • Two Bathrooms • Storage Rooms • Parking •

Local Area

Situated in the heart of Knighton within the rolling
countryside of the Welsh Marches

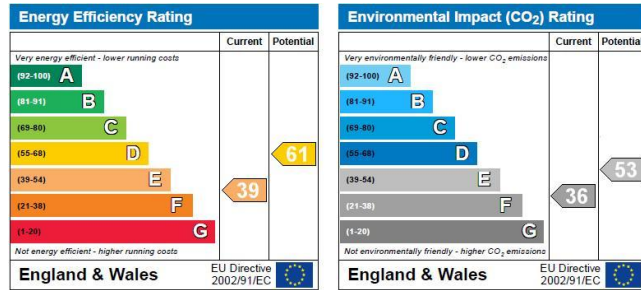
Location

Presteigne 7 miles
Craven Arms 17 miles
Ludlow 17 miles (all distances are approximate)

Directions (LD7 1BL)

Located immediately next door to our Knighton office.

EPC



Agent's Contact

Rural Office

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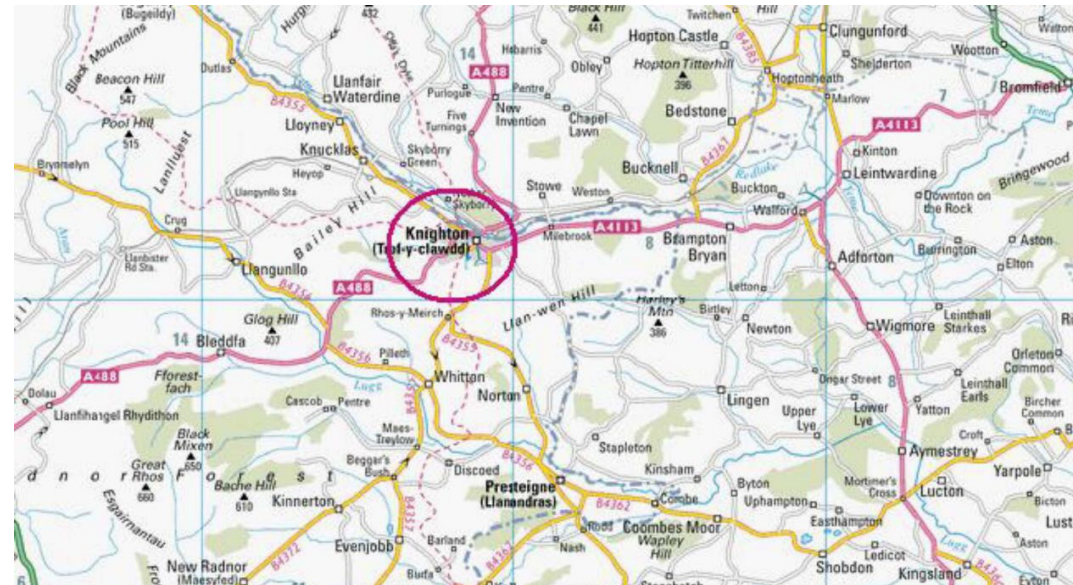
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