

TO LET

4 High Street, Shrewsbury,
Shropshire SY1 1SP

Halls¹⁸⁴⁵

COMMERCIAL



A prominently located lock-up shop unit fronting onto High Street in the centre of the sought after town of Shrewsbury

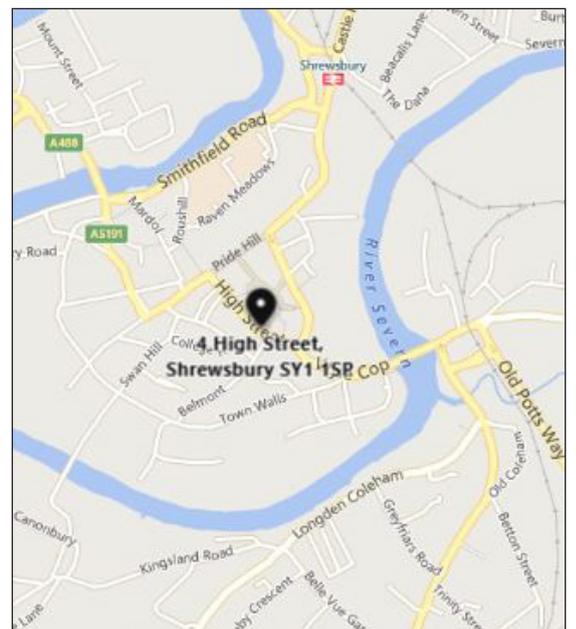
Total Sales Area of 435 sq ft (40.416 sq m)

Attractive shop frontage onto High Street

A number of national occupiers nearby

Suitable for a variety of uses (subject to statutory consents)

Rent £15,500 per annum (exclusive)



LOCATION

The shop unit is situated in the centre of the sought after town of Shrewsbury. The property fronts onto High Street, a popular retail location in Shrewsbury town centre, close to Wyle Cop, it occupies a secondary trading position within the town centre's retail hierarchy and is located with proximity of a variety of the town's main car parks. Surrounding occupiers are a mix of independent traders and nationals, with Zizzi, Ask Restaurant and House of Fraser being located on High Street. The property occupies a prominent position on High Street. Waterstones and Costa Coffee are also nearby and a variety of unique boutique retailers, cafés, wine bars and restaurants.

Shrewsbury is the county town of Shropshire with a population in excess of 100,000. It is an administrative centre and an established tourist and market town with a wealth of historic buildings. Shrewsbury benefits from an excellent road network with access via the A5 (M54 Trunk Road) leading to the M54, 8 miles to the east, which leads to Junctions 10 and 11 of the M6 motorway and the rest of the national motorway network. Shrewsbury Railway Station provides direct services to Telford, Wolverhampton, Birmingham and London.

DESCRIPTION

The property comprises a ground floor lock-up shop unit with a WC, and basement area. The premises are an attractive character building and benefit from a frontage onto High Street. The property benefits from a Total Net Sales Area of 435 sq ft.

ACCOMMODATION

(All measurements are approximate)

The property provides the following accommodation and based on a net internal floor area basis.

Ground Floor

Total Sales Area	435 sq ft (40.416 sq m)
Toilet	
Stores	28 sq ft (2.635 sq m)

Basement

Total Floor Area	318 sq ft (2.635 sq m)
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RENT

£15,500 (Fifteen Thousand Five Hundred Pounds) per annum exclusive (to be paid quarterly in advance).

EPC

The property is Grade II Listed and is therefore understood to benefit from a mitigation.

LEGAL COSTS

The incoming tenant is to be responsible for the Landlord's reasonable legal costs in relation to the granting of the lease.

RATEABLE VALUE

We have made non-verbal enquiries and the rateable value is as follows:

Rateable Value:	£14,250
Rates Payable:	£6,840

Prospective tenants should make their own enquiries to the Local Authority.

SERVICES

(Not tested at the time of our inspection.)

We understand that mains water, drainage and electricity are connected to the property.

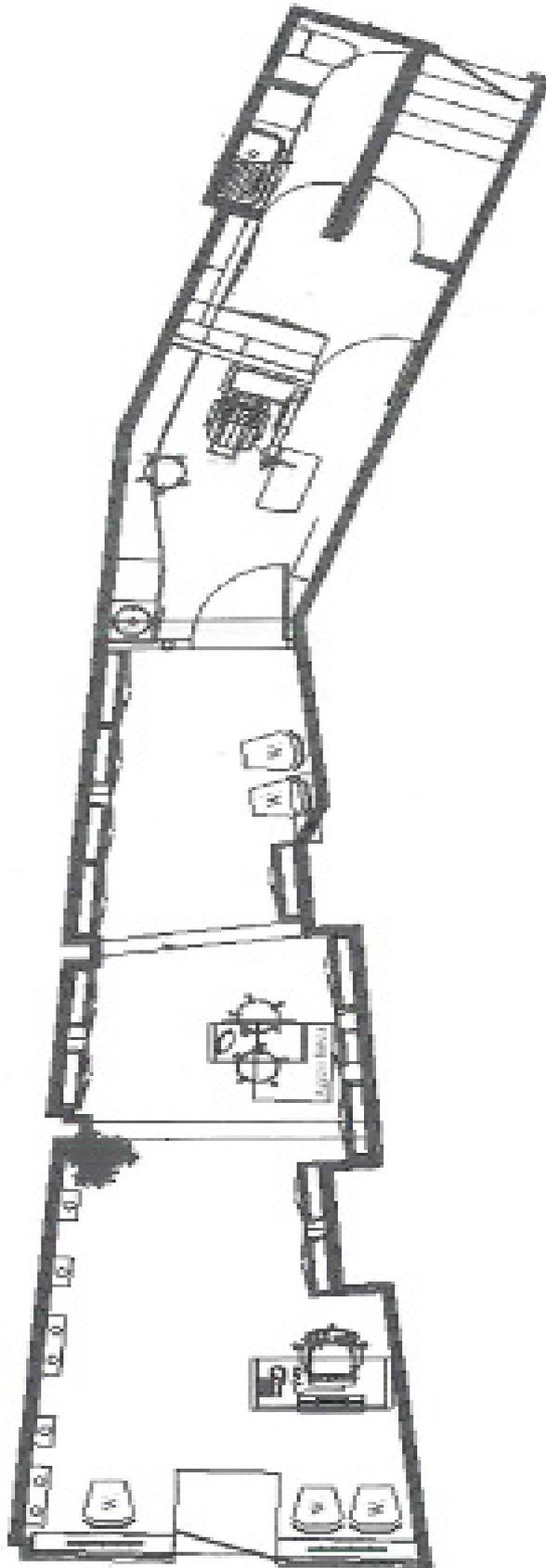
PLANNING

Interested parties are advised to make their own enquiries to the local authority. We understand that the building is Grade II Listed and that the property has an existing use for class A1 (Retail).



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Floor Plan not to scale

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TENURE

The premises is available to let on a Tenants Full Repairing and Insuring Lease for a length of term by negotiation. There will be rent reviews at three yearly intervals.

VAT

We understand that the property is not elected for VAT.
All prices and figures are quoted exclusive of VAT.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND Telephone: 0345 678 9000

FINANCIAL ACT 1989

Any intending tenant should satisfy themselves independently as to VAT in respect of the transaction. We understand that the property is not elected for VAT. All figures in these particulars are quoted exclusive of VAT.



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