# On the Instruction of Barclays Bank

## LEASEHOLD AVAILABLE

## CHURCH STRETTON, 29 Sandford Avenue, SY6 6BP



## **Key Features**

- LEASEHOLD AVAILABLE
- VARIOUS USES PERMITTED SUBJECT TO PLANNING

### Viewing

### By appointment via this office:

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## **CBRE Limited**

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### Location

Church Stretton is a market town in South Shropshire, located 13 miles south Shrewsbury and 15 miles north Ludlow and 25 miles south west of Telford.

The premises occupy a prime and prominent position on the north side of Sandford Avenue at its junction with Beaumont Road.

National multiples nearby are **Severn Hospice**, **TSB** and **British Red Cross Shop**.

## **Description**

The available space comprises ground floor and mezzanine accommodation with the following areas:

#### **Accommodation**

Ground Floor Sales	66.24 sq m	713 sq ft
Ground Floor/Mezzanine Ancillary	66.61 sq m	717 sq ft
External Store	15.79 sq m	170 sq ft
Total	148.64 sq m	1600 sq ft

## Tenure

The property is held on an FRI lease expiring 21<sup>st</sup> May 2028. There is a tenant only break clause on 22<sup>nd</sup> May 2023. Next rent review is on 24<sup>th</sup> June 2022. Further details available on request.

#### **Terms**

The property is available by way of an assignment of the existing lease expiring on 21<sup>st</sup> May 2028. Alternatively, a sublease is available up to May 2023. Offers are invited in respect of Barclays' leasehold interest.

## Rent

The current rent is £10,300 per annum exclusive.

## Rates

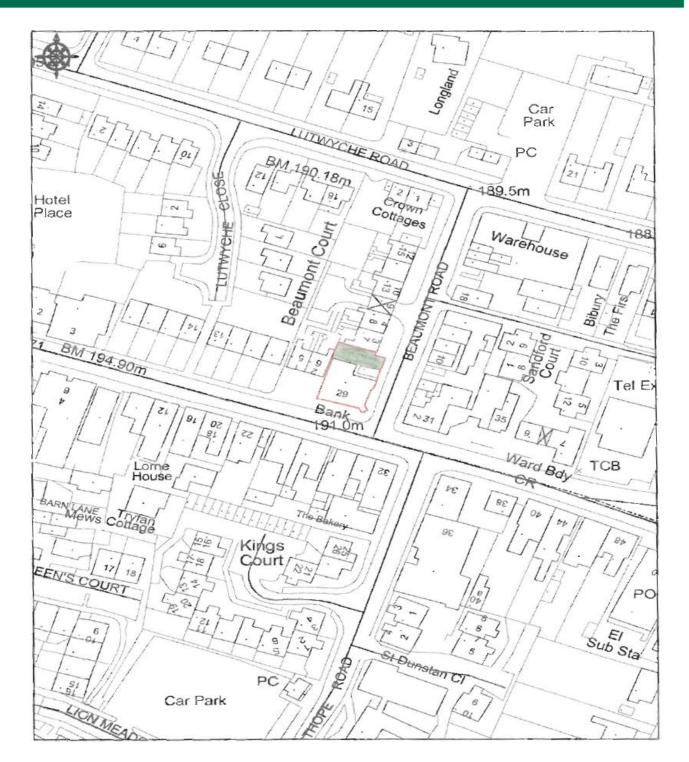
We are verbally informed by the local rating authority that the current Rateable Value of the shop is £7,500 and the rates payable are £3,600 pa. The UBR for 2018/2019 is 48p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.



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