

# 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:

#### Andrew Jackson

t: +44 117 943 5757

e: [andrew.jackson3@cbre.com](mailto:andrew.jackson3@cbre.com)

#### Jason Herbert

t: +44 117 943 5757

e: [jason.herbert@cbre.com](mailto:jason.herbert@cbre.com)

#### CBRE Limited

Floors 13 & 14 Clifton Heights

Triangle West

Clifton

Bristol BS8 1EJ

[www.cbre.co.uk/retail](http://www.cbre.co.uk/retail)

Date of Issue 05<sup>th</sup> October 2018

Updated 15<sup>th</sup> November 2018

### 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
<b>Total</b>	<b>148.64 sq m</b>	<b>1600 sq ft</b>

### 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.

On the Instruction of Barclays Bank

**LEASEHOLD AVAILABLE**

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



The above title plan includes data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.  
© Crown Copyright 2007. All rights reserved. Licence number PU 100020449. Plotted scale 1:1250  
© Crown Copyright, All rights reserved. CBRE Ordnance Survey Licence Number: 100019184

DISCLAIMER: CBRE Limited

**CBRE**

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.