

Ground and First Floor Offices

**AITCHISON
RAFFETY**



40 High Street, Whitchurch, Shropshire SY13 1BB

To Let

- Ground and first floor offices
- Town centre location
- 41.8—186 sq m (450-2,000 sq ft)
- Flexible packages from £6,000 per annum (excl.)



RICS



INVESTORS IN PEOPLE



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Edmund House, 12-22 Newhall Street, Birmingham, B3 3AS

40 High Street
Whitchurch
Shropshire
SY13 1BB



Description

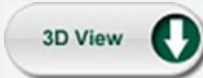
The property comprises ground and first floor offices arranged over two floors, with access via a hallway and staircase to the rear of the property

The ground floor retail space is also available to let, either separately or in any combination, providing a large retail space of 2,000 sq ft with rear access and 1,016 sq ft of space to the rear.

Parking may be available subject to negotiation.

Location

The property is located in a prominent position in the centre of the High Street in Whitchurch, a popular North Shropshire market town. The premises is located opposite the town hall and neighbouring occupiers include Barbers Estate Agents, Betfred, with Costa being located next door.



Floor Area

The approximate net internal floor area:

Suites available from 41.8—186 sq m (450-2,000 sq ft).

Terms

Flexible packages are available. Interested parties should discuss with the marketing agents.

Rent

From £6,000 per annum (excl.).

All figures quoted are exclusive of rates, service charge and VAT.

Business Rates

Interested parties should make their own enquiries. We understand that the property has yet to be assessed for rating purposes.

Energy Performance Rating

Available upon request from the sole agents.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices quoted will be subject to VAT.

Viewings

Strictly by appointment via the marketing agents:

Aitchison Raffety, Edmund House, 12-22 Newhall Street, Birmingham, B3 3AS

Contact : Rebecca Welch

Email: rebecca.welch@argroup.co.uk

Tel: 07908 425525 / 0121 600 7220

IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.

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