

**FOR SALE/
TO LET**

19 Castle Street, Shrewsbury,
Shropshire SY1 2AZ

Halls

COMMERCIAL



A high quality fully fitted hair and beauty salon

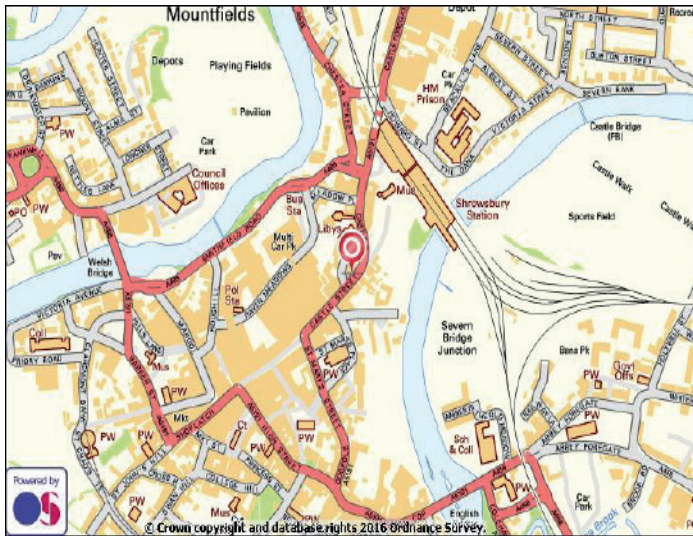
- Prominent town centre location
- A rare opportunity to acquire/LET a fully furnished and “oven ready” opportunity
- Ground floor sales area of approximately 78 sq m (840 sq ft)

Price: Offers in the region of £300,000 (exclusive)

Rent: £20,000 per annum (exclusive)

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LOCATION

The property is prominently located fronting onto Castle Street in the town centre of Shrewsbury. Shrewsbury is the County Town of Shropshire and is an administrative and tourist centre.

19 Castle Street is situated just off prime trading pitch, within close proximity of national occupiers including Marks and Spencer, H & M, Paperchase, L'Occitane and W H Smiths. It serves as one of the main vehicular routes in the road network service the Town Centre.

DESCRIPTION

19 Castle Street provides a prominently located lock up shop unit providing a total sales area of approximately 78 sq m (840 sq ft).

The unit is fully furnished and immediately available as a hair/beauty salon.

The quality of the internal fit out can only be appreciated by undertaking an inspection of the property.

The property offers the opportunity to acquire an "oven ready" salon.

ACCOMMODATION

(All measurements are approximate only)

Ground floor Sales Area 78 sq m (840 sq ft)

PRICE

Offers in the region of £300,000

(Three Hundred Thousand Pounds) (Exclusive)

RENT

£20,000 (Twenty Thousand Pounds) per annum (Exclusive)

TENURE

The property is offered for sale on a long leasehold basis of 999 years at a peppercorn rent.

The premises are offered to let on a new tenants Full Repairing and Insuring basis for a length of lease by negotiation, there will be rent reviews at three yearly intervals.

PLANNING

The property is understood to benefit from planning consent for A1 (retail) use within the Town and Country Planning (Use |Classes) Order 1987

Interested parties are advised to make their own enquiries to the local authority.



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RATEABLE VALUE

Rateable value 2018/19: £17,000

Rates payable 2018/19: £8,160

EPC

C (70)

LEGAL COSTS

Each party is to be responsible for their own legal costs in respect of this transaction

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

Telephone: 0345 678 9000

SERVICES

(Not inspected)

We understand that the property benefits from mains water, electricity, gas and drainage. Interested parties should make their own enquiries

FINANCIAL ACT 1989

All figures are quoted exclusive of VAT. Any intending purchaser should satisfy themselves independently as to VAT in respect of any transaction

VIEWING

Strictly by prior arrangement. For more information or to arrange a viewing please contact the sole agents



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Viewing via the sole agents:

James Evans

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Huw Bevan

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enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

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