

# WHITCHURCH

## 48/50 GREEN END

### SUBSTANTIAL PROMINENT SHOP UNIT WITH CUSTOMER CAR PARKING TO LET

**(SUBJECT TO OBTAINING VACANT POSSESSION)**

#### LOCATION

The property occupies a prominent trading location at the junctions of **Green End** and **Pearl Yard**. Nearby operators include **Clear View Stoves, Bargain Booze, Job Centre, Tesco, M&Co** and **Card Factory**.

#### ACCOMMODATION

The premises are arranged on ground floor only with the following approximate areas and dimensions:-

Internal width (max)	79'3"	24.2m
Shop/built depth	130'0"	39.6m
Ground floor sales	6,200 sq ft	576 sq m
Ground floor storage	1,750 sq ft	162.6 sq m

NB : The above areas have been provided by the vendor.

The property benefits from a substantial secure rear yard providing **14** dedicated customer car spaces as well as servicing for articulated vehicles. Access is off Pearl Yard.

The property benefits from dual frontages to both Green End and the customer car park.



#### LEASE

The property is to be offered by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£50,000** (fifty thousand pounds) p.a.x.

#### VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

#### ASSESSMENTS

Enquiries made on the Valuation Office website indicate that the premises have been assessed for rates as follows:-

Rateable Value	£29,500
UBR 2019/2020	49.2p
Rates Payable 2019/2020	£14,514

For verification purposes prospective tenants are advised to make their own enquiries with Shropshire Council (0345 678 9003).

#### USER

The property benefits from an existing A1 retail consent but would suit alternative uses such as A3 (restaurant/café), A4 (drinking establishment), D1 (non residential institutions) or D2 (assembly and leisure) subject to obtaining the necessary planning and licensing.

#### EPC

The property has a rating of C64. A Certificate and Recommendations are available upon request.

#### PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

**Tel: 01244 403444**

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## LEGAL COSTS

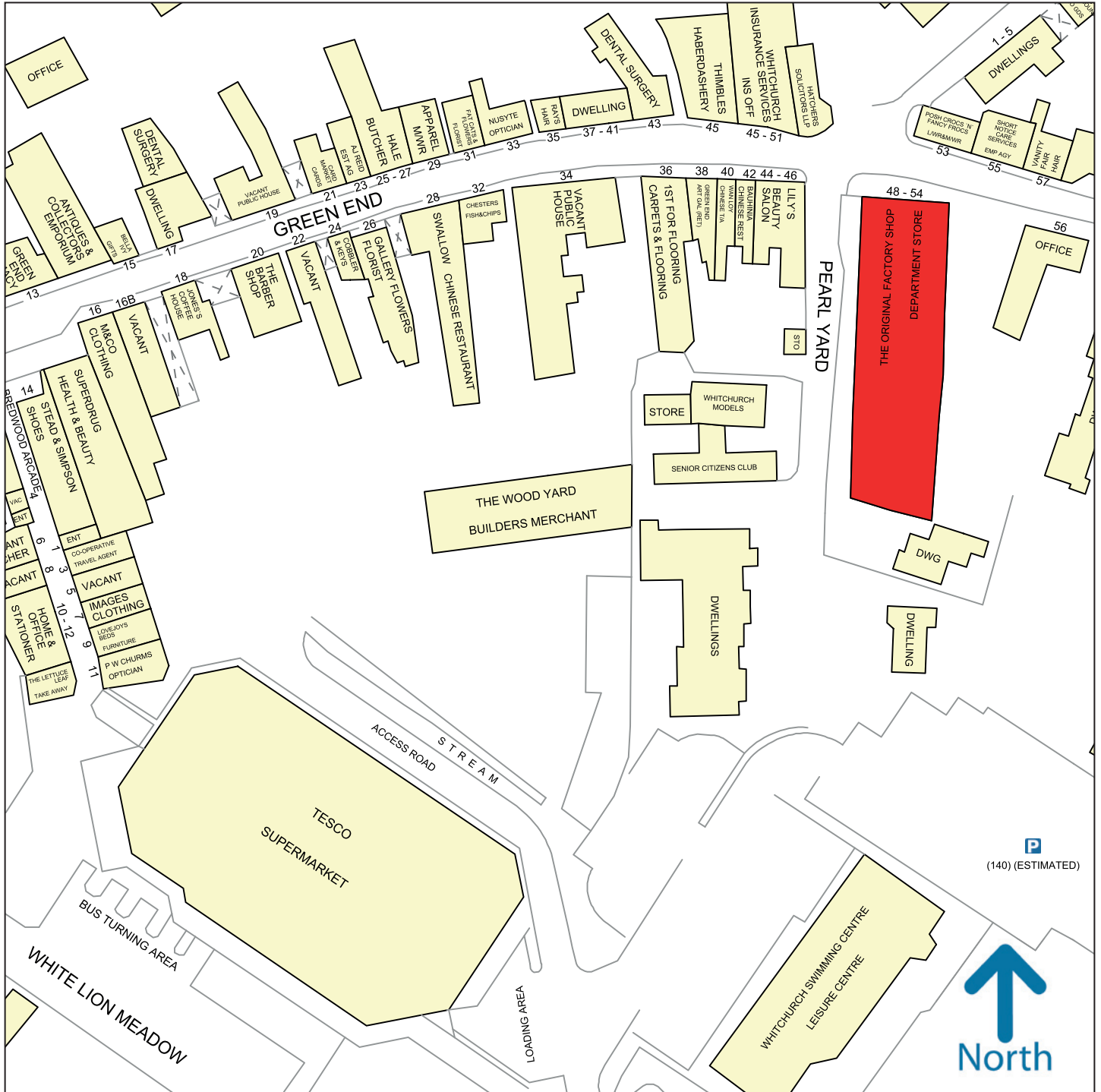
Each party are to be responsible for their own legal costs incurred in this transaction.

## VIEWING

By appointment through:-  
Hugh Ockleston  
Ockleston Bailey  
Tel: 01244 403444  
Email: hugh@ocklestonbailey.co.uk

## SUBJECT TO CONTRACT

HWO/eaw/230418



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