

Prominent Retail Unit Fronting High Street
Up to 280 sq m (3,016 sq ft) on ground floor

**AITCHISON
RAFFETY**



40 High Street, Whitchurch, Shropshire SY13 1BB

To Let/ All Enquiries

- Prominent High Street location next to Costa
- A4 consent
- Potential to purchase part or whole
- Suitable for a variety of uses, subject to consents
- 3,016 sq ft £30,000 per annum (excl.)
- 2,000 sq ft (front section) £20,000 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 a retail unit with A4 consent and a maximum ground floor size of 280 sq m (3,016 sq ft), with additional first floor space if required.

The ground floor provides a large retail space of 2,000 sq ft with rear access and a further 1,016 sq ft of space to the rear.

There is rear access opening out onto Pepper Street, which leads off the High Street. A staircase rises from the rear access to the first floor where there is additional office/ storage space if required.

Any combination of these spaces is available and the accommodation would be suitable for a variety of uses, subject to consents.

Location

The property is located in a prominent trading 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:

Retail Area	185.8 sq m (2,000 sq ft)
Rear offices/ store	94.4 sq m (1,016 sq ft)
Total Ground Floor Area	280 sq m (3,016 sq ft)

A further 101 sq m (1,087 sq ft of office space/ storage is available on the first floor if required.

Location Map



StreetView



3D View



Terms

The premises are available by way of new FRI lease. Alternatively part or all may be available to purchase, interested parties should discuss with the marketing agents.

Rent

3,016 sq ft: £30,000 per annum (excl.)

2,000 sq ft: (front section) £20,000 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.

IMPORTANCE 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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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 joint 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

And

Legat Owen, Albion House, Albion Street, Chester,
CH1 1RQ

Contact: James Lutton

Email: jameslutton@legatowen.co.uk

Tel: 01244 408244

Floorplan

The unit is outlined in red, for identification purposes only. Not to scale.

