SHREWSBURY 11a Castle Street TO LET

* Fitted Restaurant *



The premises are situated on Castle Street in a secondary retail location popular with numerous independent retailers, restaurants and bars. The unit is adjacent to H&M and Marks & Spencer. Nearby occupiers include WH Smith, Grape Tree, Tesco Express, Barclays, Polka Dot Travel, Cashbrokers, Inocencia, and My Tan.

Lease

The premises are available by way of a new Full Repairing and Insuring lease.

Rent

£45,000 per annum exclusive.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value

£46,750

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

EPC

G189

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.



Accommodation

Ground Floor	1,809 sqft	168.1 sqm
Basement	1,521 sqft	141.4 sqm

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Photographs and plans

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

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

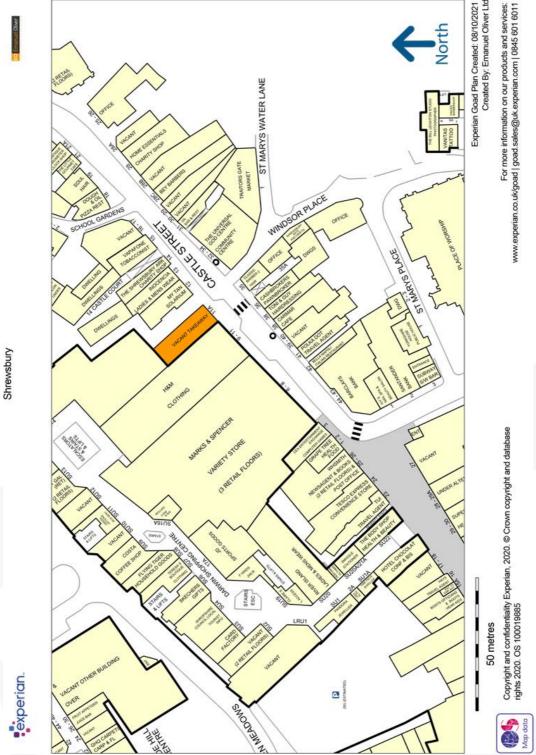
Viewing

Strictly by appointment via the joint agents:

Dan Oliver dan@emanueloliver.com

Llyr Emanuel llyr@emanueloliver.com

Or Cooper Green Pooks 01743 276666



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.