

Retail and Leisure



WHITCHURCH - 40 High Street, SY13 1BB

PRIME RETAIL PROPERTY TO LET WITH A4 PERMISSION

LOCATION

The subject property is located in a prominent position in the centre of the High Street in Whitchurch, a popular North Shropshire market town.

The property sits next door to **Costa** while other nearby occupiers include **Barbers Estate Agents** and **Betfred**.

ACCOMMODATION

The property comprises a retail unit with A4 consent with the following approximate areas and dimensions:-

Ground Floor	280 sq m	3,016 sq ft
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The property also has additional first floor space if required.

TERMS

The property is available by way of a new Full Repairing & Insuring lease at a rent of **£30,000 per annum exclusive** (3,016 sq ft) or **£20,000 per annum exclusive** (2,000 sq ft front section).

Alternatively, either the ground floor or whole property may be available to purchase - details upon application.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E - 108. A copy of the certificate is available upon request.

ASSESSMENTS

Verbal enquiries to Shropshire Council confirm the property is assessed as follows:-

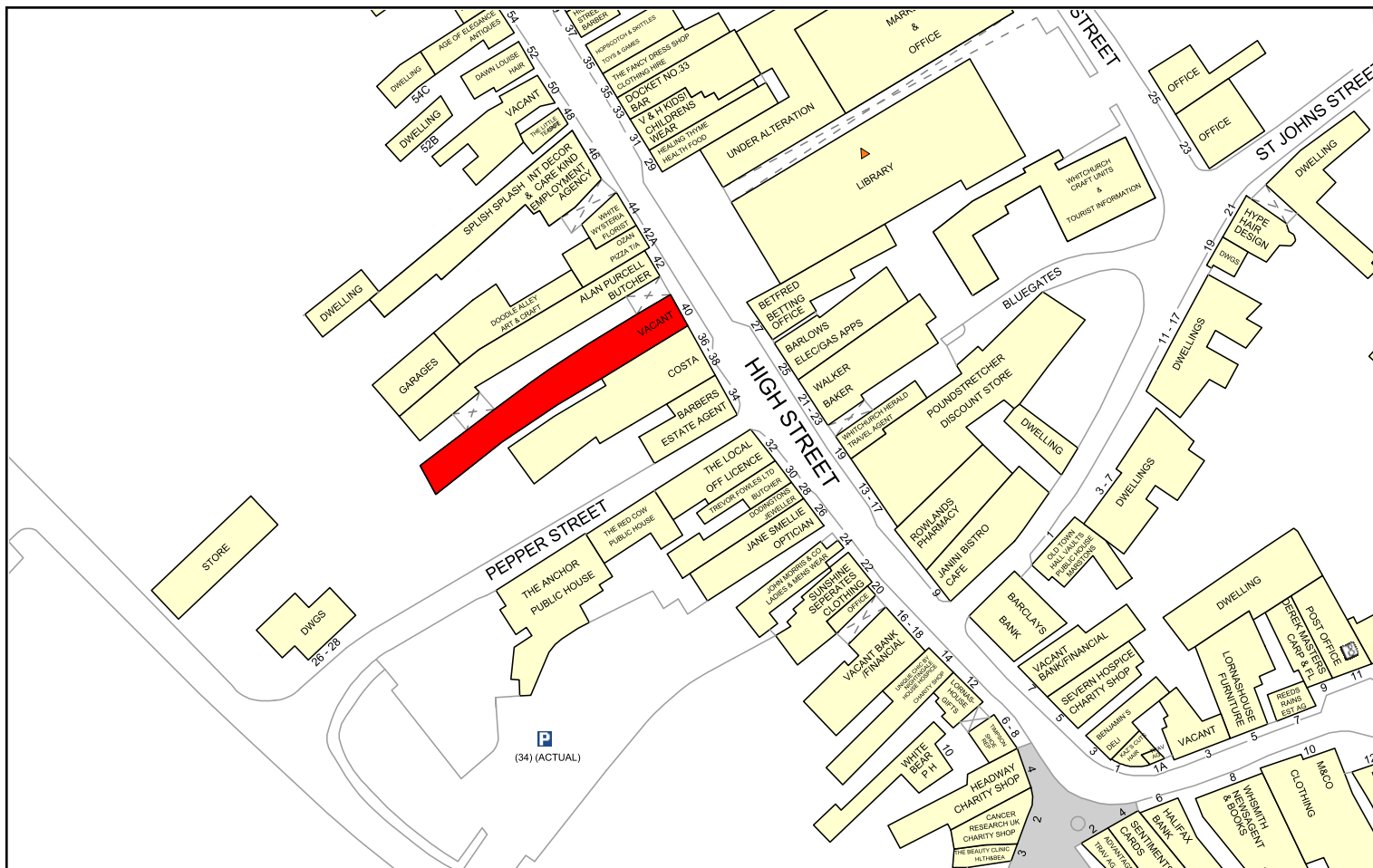
Rateable Value	£13,250
Rates Payable (18/19)	£6,360

Any potential occupiers are advised to make their own enquiries with Shropshire Council on 0345 678 9003.

For more information, please contact:

James Lutton 01244 408 244
Sandy Ratcliffe 01244 408 240

jameslutton@legatowen.co.uk
sandyratcliffe@legatowen.co.uk



LEGAL COSTS

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

VAT

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

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.



SUBJECT TO CONTRACT

JLJW28012019

VIEWING

Strictly by appointment through the joint agents Legat Owen and Aitchison Raffery:-

James Lutton:
01244 408 244

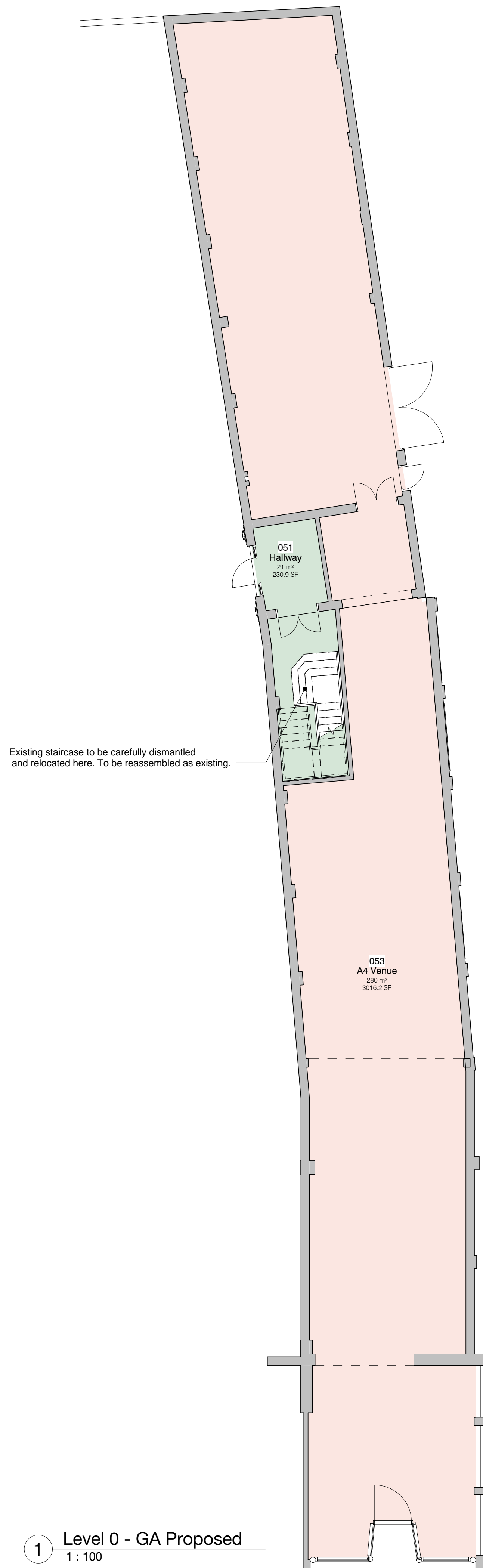
jameslutton@legatowen.co.uk

Sandy Ratcliffe
01244 408240

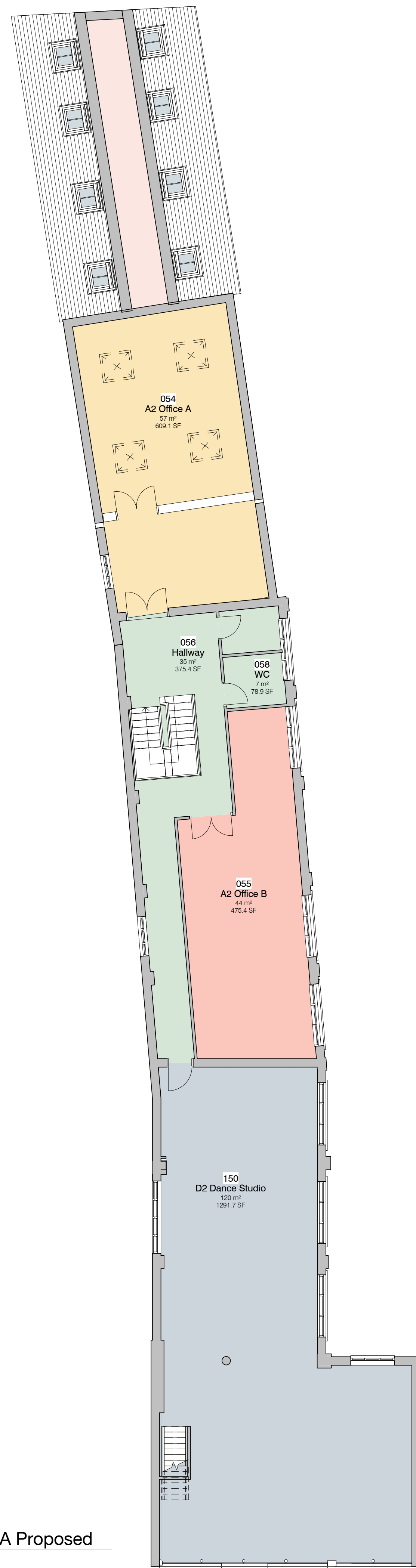
sandyratcliffe@legatowen.co.uk

Rebecca Welch
0121 600 7220

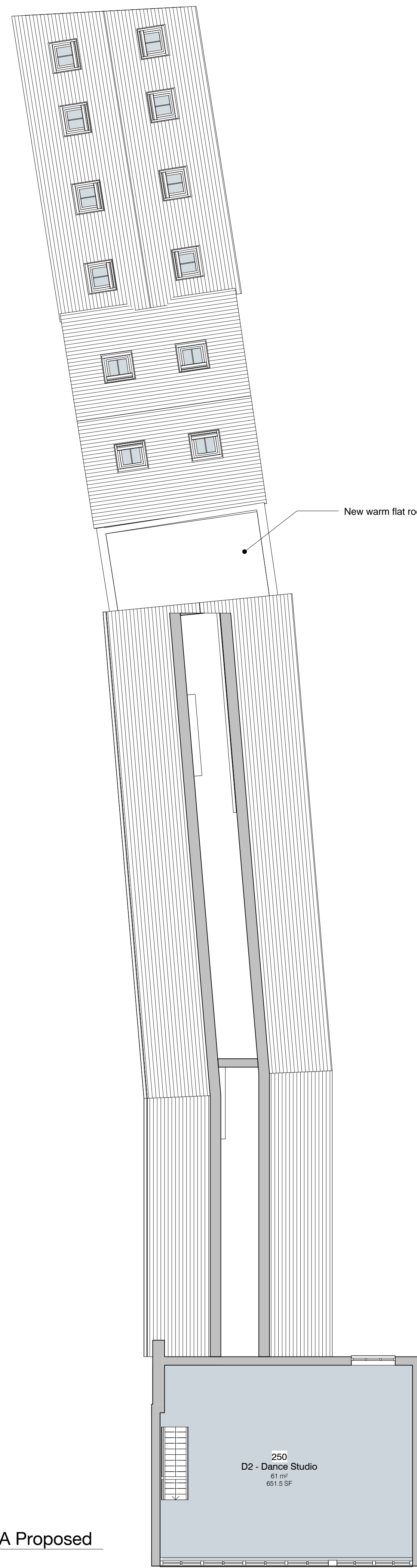
rebecca.welch@argroup.co.uk



1 Level 0 - GA Proposed
1 : 100

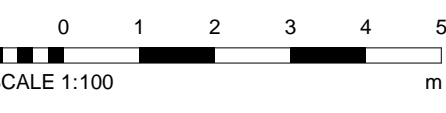


2 Level 1 - GA Proposed
1 : 100



3 Level 2 - GA Proposed
1 : 100

Schedule - Room - Proposed	
Name	Area
A2 Office A	57 m²
A2 Office B	44 m²
A4 Venue	280 m²
D2 - Dance Studio	61 m²
D2 Dance Studio	120 m²
WC	7 m²
	569 m²



Comments: [31/07/18]

DEBTAL ARCHITECTURE

72 Bury New Road, Manchester, M5 6JU
Tel: 0161 773 1630 www.debtalarchitecture.co.uk
office@debtalarchitecture.co.uk

Client: **Newpark Commercial**

Project: **40 High Street, Whitchurch**

Drawn: **Proposed GA Plans**

Project No: **DA17065.1. 004. 1**

Discipline: **PLANNING**

Scale: 1 : 100 Date: **31 JULY 2018** Drawn by: **PY**

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