

# Retail and Leisure



## SHREWSBURY - 23 Pride Hill

### PRIME RETAIL PROPERTY TO LET

#### LOCATION

The subject premises are located at the easterly end of Pride Hill, the primary pedestrianised shopping street for Shrewsbury.

The property is immediately adjacent to Tesco Express and The Body Shop whilst other occupiers in the immediate vicinity include **Hotel Chocolat**, **Little Waitrose** and **Cotswold Outdoor**.

#### ACCOMMODATION

The property is arranged over ground floor and basement with the following approximate areas and dimensions:-

Ground Floor	109.16 sq m	1,175 sq ft
Basement	90.58 sq m	975 sq ft

The property also has a first and second floor which are currently not accessible and it may be possible to reinstate a sales staircase.

#### TERMS

The property is available by way of a new Full Repairing & Insuring lease at a rent of £82,500 per annum exclusive, **subject to vacant possession**.

#### ENERGY PERFORMANCE CERTIFICATE

An EPC will be provided upon the landlord securing vacant possession.

#### ASSESSMENTS

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

Rateable Value	£65,000
Rates Payable (18/19)	£31,736.39

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

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### 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

JJW21012019



### VIEWING

Strictly by appointment through the sole agent Legat Owen:-

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