

TO LET 5 High Street, Shrewsbury Shropshire, SY1 1SP

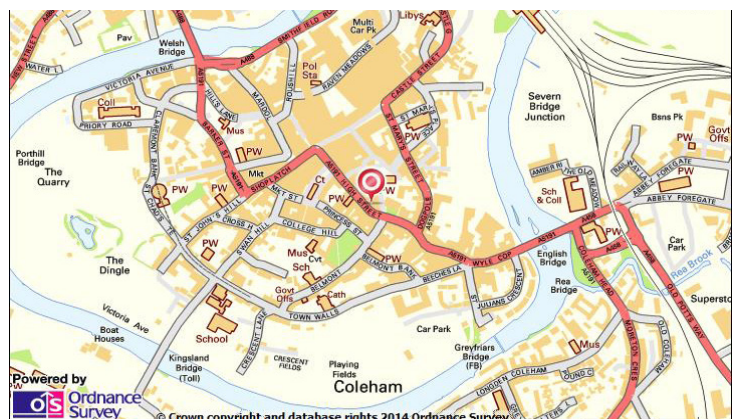
Halls ¹⁸⁴⁵

COMMERCIAL



- Prominently positioned town centre retail unit
- Sales area 712 sq ft (66.14 sq m)
- Ancillary areas 292 sq ft (27.1 sq m)
- Large number of national retailers in close proximity

Rent: £21,000 per annum (Exclusive)



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Location

The property is located fronting onto High Street in the town centre of Shrewsbury. Shrewsbury is the County Town of Shropshire and is an administrative and tourist centre. 5 High Street is situated within close proximity of national occupiers including Costa, Bang and Olufsen, Whitestuff, East, Neal's Yard and Seasalt.

Shrewsbury has a borough population of approximately 90,000 people and a substantial catchment population of circa 200,000 people.

Description

5 High Street provides a prominently located lock up shop unit providing a total sales area of approximately 712 sq ft (66.14 sq m). The sales area has the benefit of a light well positioned in the centre of the space, creating a bright and airy feel.

There is ample storage and staff areas to the rear of the unit, as well as male and female toilets.

In addition, there is an extensive cellar area which displays attractive brickwork and an original cast iron Coalbrookdale stove. This area could be incorporated into the usable space if required, subject to the necessary statutory consents.

Accommodation

(All measurements are approximate only)

Sales area 712 sq ft (66.14 sq m)
Rear storage area 196 sq ft (18.2 sq m)
Staff room 38 sq ft (3.53 sq m)
Dark room/ store 58 sq ft (5.38 sq m)

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

Rent

£21,000 per annum (exclusive)

Tenure

The property is available to let on a Tenants Full Repairing and Insuring basis, for a term of years by negotiation, with rent reviews every three years.

Rateable value

We have made verbal enquiries to the local authority and have been advised as follows: -

Business Rates (2014/15):	£33,750
Rateable Value (2014/15):	£16,571

However interested parties should make their own enquiries to the local authority.

Planning

The property is understood to benefit from planning consent for A1 (Retail) use. The property is believed to be Grade II Listed.

Energy performance rating

The property is believed to be listed therefore an EPC is not necessary.

Legal costs

The incoming Tenant is to be responsible for the landlords reasonable legal costs incurred in respect of the granting of the lease.

Local Authority

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Telephone: 0345 678 9000

Financial Act 1989

All figures are quoted exclusive of VAT. Any intending Purchaser should satisfy themselves independently as to VAT in respect of any transaction.

Viewing

Strictly by prior arrangement with the sole agent. For more information or to arrange a viewing please contact:



James Evans
E: james.evans@hallsgb.com
Harriet Shakeshaft
E: harriets@hallsgb.com

01743 450 700

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