

SHREWSBURY

6 THE SQUARE

PROMINENT LISTED SHOP UNIT TO LET

Following a Comprehensive Refurbishment



A CGI image of the remodelled shop front showing full glazing and the entrance to the residential accommodation.



LOCATION

The property occupies a prominent trading location within the highly desirable Square location with nearby multiple retailers including **Pockets, Fat Face, Jigsaw, Loch Fyne, Carluccio's, Cote, JoJo Maman Bebe** and **Starbucks**.

REDEVELOPMENT

The client is to undertake a comprehensive redevelopment of the entire building to provide a ground and basement floor retail unit with residential accommodation above, accessed from the Square.

The retail unit is to be "white boxed" ready to receive tenant's shopfittings.

Following an initial meeting with the Conservation Officer, the CGI on the front of these particulars shows the remodelled windows which are to be fully glazed from floor to ceiling.

ACCOMMODATION

The premises are to be arranged on ground and basement floors with the following approximate areas and dimensions:-

Internal with (minimum)	17'6"	5.3m
Internal width (maximum)	26'5"	8.0 m
Ground floor sales	1,256 sq ft	116.7 sq m
Basement sales/storage	860 sq ft	80.0 sq m

The above areas are indicative and at this early stage flexibility exists to accommodate specific clients requirements. Indicative plans are attached to the rear of these particulars.

LEASE

The accommodation is to be made available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£52,500** (fifty two thousand five hundred pounds) p.a.x.

ASSESSMENTS

Following the comprehensive redevelopment the ground and basement floors are to be reassessed.

For verification purposes prospective tenants are advised to make their own enquiries with Shropshire Council (0345 678 9003).

EPC

The property has a rating of E109. A certificate and recommendations are available upon request.

PHOTOGRAPHS/PLANS

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

VAT

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

TIMING

Following the comprehensive redevelopment the ground and basement floors are to be made available in **early 2020**.

LISTING

The property is Grade II Listed.

LEGAL COSTS

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

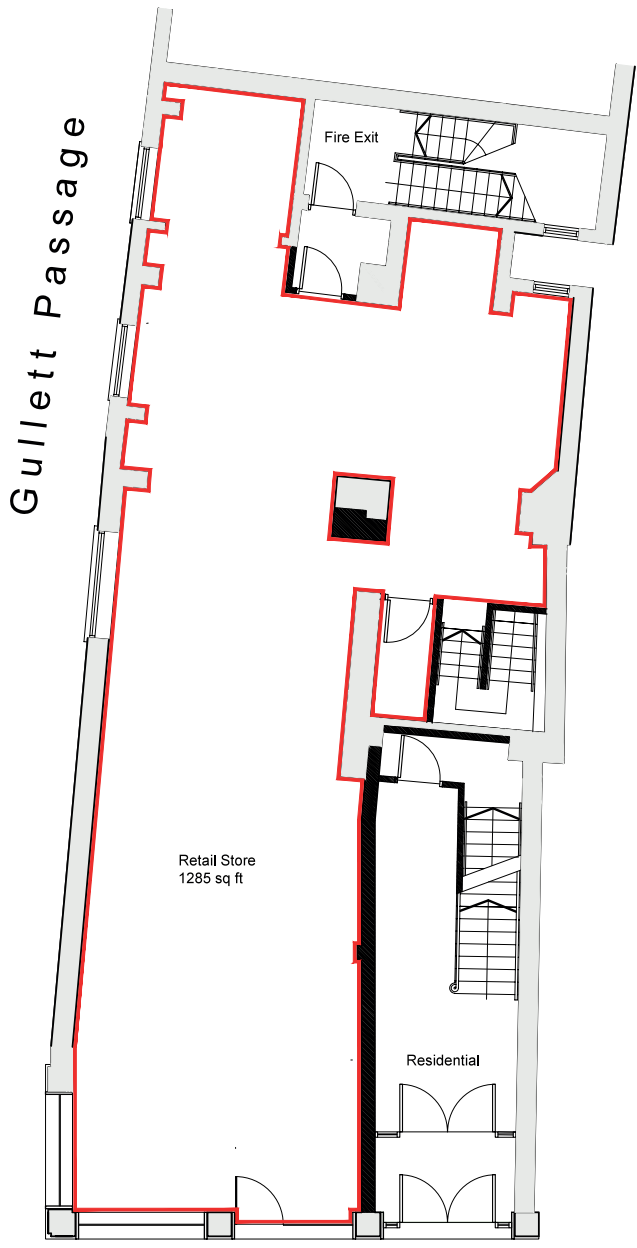
VIEWING

By appointment through Hugh Ockleston of Ockleston Bailey

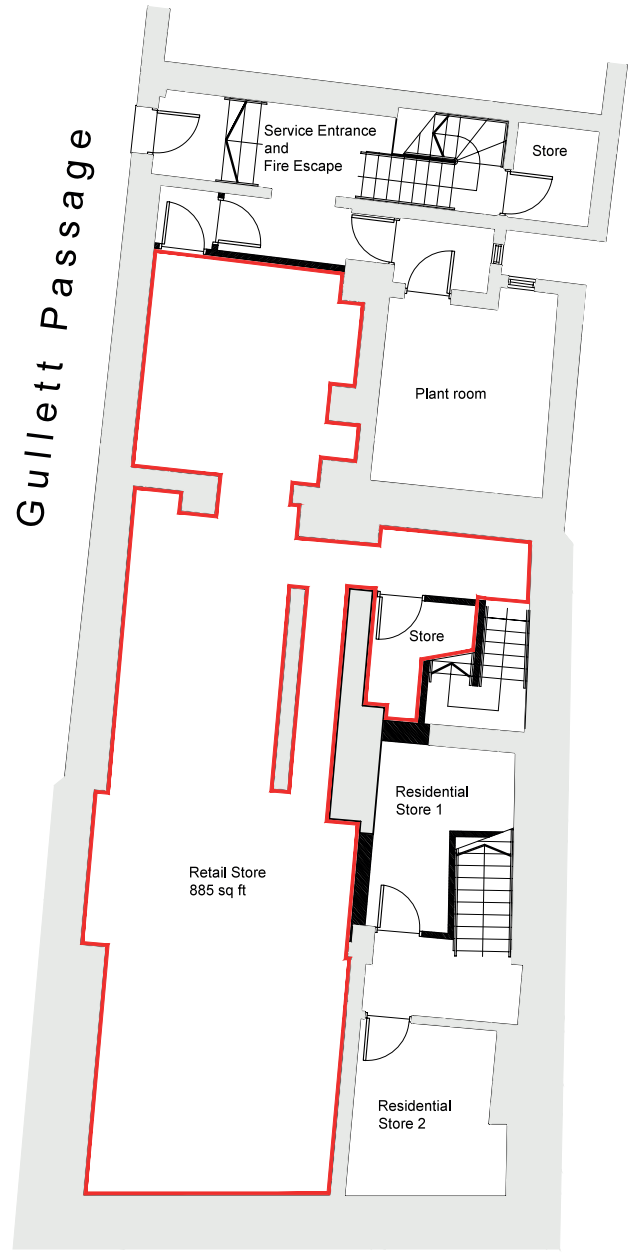
Tel: 01244 403444

Email: hugh@ocklestonbailey.co.uk

SUBJECT TO CONTRACT



The Square
PROPOSED GROUND FLOOR



PROPOSED BASEMENT