

11a Castle Street, Shrewsbury, SY1 2BB

Rent: £45,000 per annum

To Let

Subject to contract



Centrally Located Retail/Restaurant Unit

Located on Main Vehicular/Pedestrian Route Through Town Centre

Basement with Customer and Staff Facilities

Upper Floors also Available

Sales Area approx.: 168.09 sq m (1,809 sq ft)

Total Net Internal Area: 309.49 sq m (3,330 sq ft)

DESCRIPTION

The property comprises a self contained shop unit arranged on ground and basement levels. It offers a large window display, accessibility WC to the ground floor, customer, staff WC and welfare facilities to the basement.

SITUATION

Occupying a prominent trading position neighbouring Marks & Spencer, H&M and WH Smith, the property is situated on the main vehicular thoroughfare through Shrewsbury town centre, with the Darwin Shopping Centre, together with bus and railway stations, nearby. The prime shopping pitch of Pride Hill including Tesco convenience stores are nearby. Short stay on-street car parking and bus stops are in close proximity.

Shrewsbury is the county town and principal administrative centre for Shropshire, with a borough population of 90,000 and a substantial catchment extending to Mid Wales of 200,000.

ACCOMMODATION

(All measurements are approximate and are on a net internal floor area basis)

Ground Floor Sales Area

Ground Floor	168.09 sq m	(1,809 sq ft)
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Basement

Storage/Staff Room/Office/WC's	141.4 sq m	(1,521 sq ft)
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Total Net Internal Area:	309.49 sq m	(3,330 sq ft)
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TENURE

The premises are to be let on a new lease of 10 years on a tenants full repairing and insuring basis. Upward only rent review/tenant break option after 5 years.

COSTS

Each party to pay own costs.

SERVICES

All mains services (excluding gas) are understood to be available subject to connection charges by the utility companies.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating:	TBC
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RATING ASSESSMENT

We are advised by the Local Authority that the current assessment is:

Rateable Value:	£46,750
Rates Payable 2020/21:	£23,328.25

LOCAL AUTHORITY

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

0345 678 9000

TOWN PLANNING/USE

The premises are understood to have an existing use for retail/restaurant purposes and is situated within Shrewsbury Town Centre Conservation Area. Other uses may be considered. Prospective occupiers should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

FIXTURES & FITTINGS

All items usually classed as tenant's fixtures and fittings, and not mentioned in these details, are excluded from the letting.

DEPOSIT

A deposit equivalent to 3 to 6 month rent may be required.

REFERENCES

Where applicable, the successful applicant will need to provide satisfactory references/company trading accounts.

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of the preparation of these particulars the Landlord had elected to charge VAT on the rent.

ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with governmental anti-money laundering regulations, identification checking, funding confirmation and funding source alongside routine references and credit checking will be required for all parties leasing or purchasing property.

VIEWING

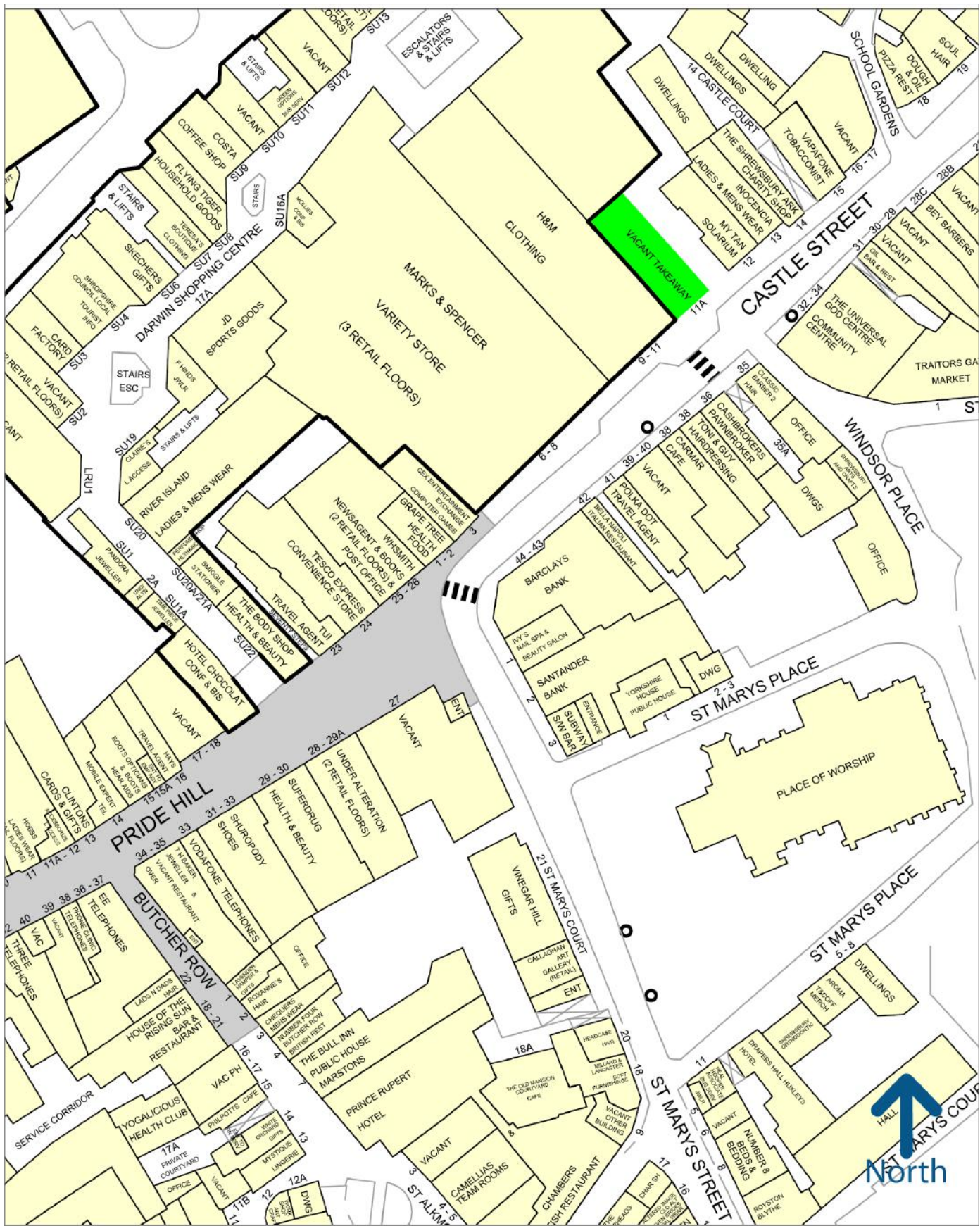
By arrangement with Cooper Green Pooks - ask for Alessio Dyfnallt ad@cgpooks.co.uk

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