

SHREWSBURY

24 THE SQUARE

PRIME SHOP UNIT TO LET

**With the benefit of A3 Consent
(Subject to Obtaining Vacant Possession)**

LOCATION

The property occupies a prime trading location on the eastern side of The Square adjacent to **Starbucks** and **JoJo Maman Bebe**. Nearby multiple retailers include **Gerry Weber, Cote, Carluccio's, Loch Fyne, Fat Face, Jigsaw, Edinburgh Woollen Mill, Ask Italian, Waterstones** and **Jones Bootmaker**.

ACCOMMODATION

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

Window frontage	16'3"	4.9m
Internal width	17'3"	5.3m
Shop depth	56'8"	17.3m
Ground floor sales	899 sq ft	85.5 sq m
Basement storage	393 sq ft	36.5 sq m

NB The property benefits from excellent servicing facilities via the basement and service yard connected to Princes House.



LEASE

The property is to be offered 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 **£50,000** (fifty thousand pounds) p.a.x.

ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£32,750
UBR 2019/2020	49.2p
Rates Payable 2019/2020	£16,113

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

USER

The property benefits from an A3 (restaurant and café) use.

SERVICE CHARGE

We have been verbally informed that the unit attracts a service charge of £3,319 for the year ending 24 March 2020.

EPC

The property has a rating of C63. 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.

Tel: 01244 403444

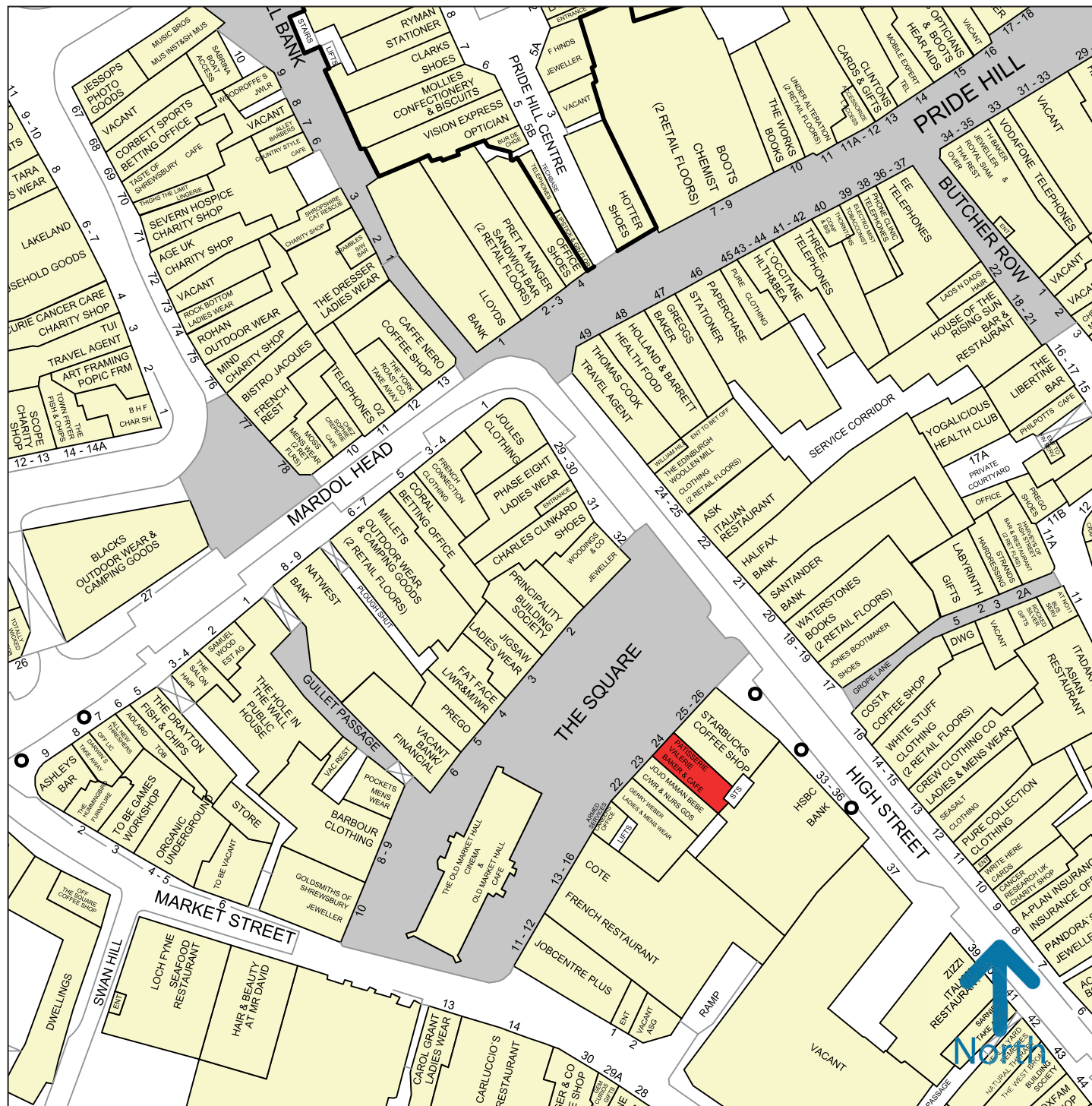
Refuge House
33/37 Watgate Row
Chester
CH1 2LE
Fax: 01244 401345
www.ocklestonbailey.co.uk

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

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

Strictly by appointment through:-
Hugh Ockleston of Ockleston Bailey
Tel: 01244 403444
Email: hugh@ocklestonbailey.co.uk

HW0/eaw/230519



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