

Halls¹⁸⁴⁵

COMMERCIAL

TO LET

GROUND FLOOR SHOP UNIT



PROMINENTLY LOCATED FRONTING ONTO A MAIN ROAD INTO SHREWSBURY TOWN CENTRE

GROUND SHOP UNIT, 35/37 CASTLE FOREGATE, SHREWSBURY, SHROPSHIRE, SY1 2EH

- Located on the edge of Shrewsbury Town Centre
- Total Net Sales Area 619 ft sq (57.09 m sq)
- Suitable for a variety of uses, subject to statutory consents

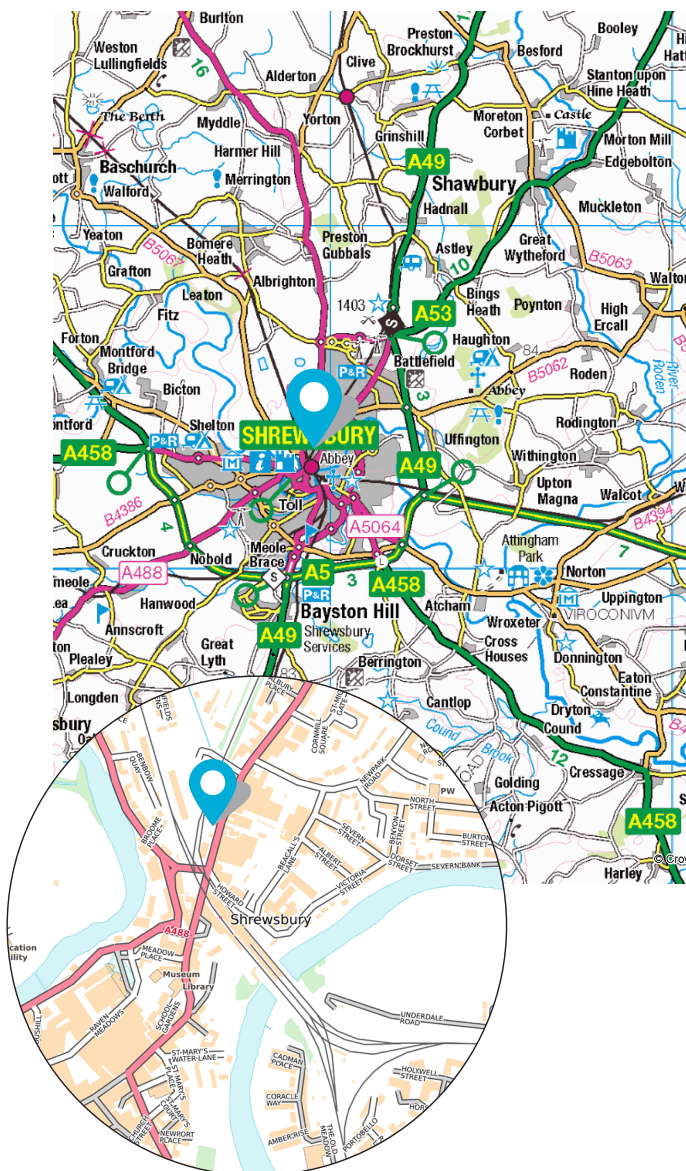
RENT: £10,000 per annum (Exclusive)

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LOCATION

The property is prominently situated fronting onto Castle Foregate, which serves as the main road into Shrewsbury Town Centre from the north and east of the town.

The property is situated on the northern edge of the town centre within proximity of the Railway Station and Post Office. The other surrounding occupiers include Morris Lubricants and Dental Surgery and a variety of takeaways. All parking to the property is on street.

Shrewsbury is the County Town of Shropshire and is an administrative and tourist centre. The town lies 16.3 miles (26 km) to the West of Telford and 31.5 miles (50.7 km) to the North of Wolverhampton. Access to the motorway network can be found via the M54 at Telford.

DESCRIPTION

The property comprises of a prominently located lock up shop unit with a Total Net Internal Sales Area of approximately 619 sq sq (57.09 m sq) and a staffroom, toilet and rear lobby area.

The property benefits from a fully glazed shop front and would lend itself to a variety of commercial uses, subject to any statutory consents.

The shop unit has a suspended ceiling and a generally open plan sales area.

ACCOMMODATION

(All measurements are approximate only)

| | SQ FT | M SQ |
|-----------------------------|------------|--------------|
| Staffroom | 54 | 4.98 |
| Toilet | | |
| Rear Lobby Area | 10 | 0.89 |
| TOTAL NET SALES AREA | 619 | 57.09 |

SERVICES

(Not tested at the time of inspection)

All mains water, electricity and drainage are connected to the property.

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RATEABLE VALUE

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

| | |
|--------------------------|--------|
| Rateable Value (2022/23) | £7,400 |
| Rates Payable (2022/23) | £3,693 |

RENT

£10,000 (Ten thousand pounds) per annum payable quarterly in advance.

VAT

The property is understood to be elected and therefore VAT is charged on the rent.

PLANNING

The property is understood to benefit from Use Class E.

The property would lend itself to a variety of potential uses subject to statutory consents.

EPC

The Energy Rating for the property is E
Valid until 7 December 2026
Certificate number 9762-3069-0166-0390-6025

TENURE

The property is offered to let on a new lease for a length of term by negotiation. The lease will be granted on Tenants Internal Repairing and Insuring Terms with the tenant being responsible for the maintenance of the shop front. There will be rent reviews at 3 yearly intervals.

LEGAL COSTS

The tenant is to be responsible for the landlord 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



VIEWING

Viewing via the letting agents:

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Commercial Department

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IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or

her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

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