



TO LET - COMMERCIAL PREMISES

5 NEW STREET, FRANKWELL, SHREWSBURY, SHROPSHIRE, SY3 8JN

KEY POINTS

1,351
SQFT

TOTAL GROSS INTERNAL AREA



SUITABLE FOR A VARIETY OF
COMMERCIAL USES

USE CLASS

E


ALL MEASUREMENTS ARE APPROXIMATE



POA


RECENTLY USED AS A
RESTAURANT

James Evans

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Commercial Department

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CHESTER
42 MILES

LIVERPOOL
AIRPORT
60 MILES



LOCATION

The property is prominently situated fronting onto Frankwell Island on the edge of the town centre of Shrewsbury. The property forms part of a sought after area of Shrewsbury and surrounding occupiers include Dave Mellor Cycles, Aubrey Kirkham and Cowlick. Frankwell island has limited on street car parking.

Shrewsbury is the County Town of Shropshire and is an established administrative and tourist centre. The town has a population of approximately 71,715 people and a significant catchment population.

Shrewsbury is situated approximately 48 miles west of the City of Birmingham, 16 miles west of Telford and approximately 42 miles south of the City of Chester.



71,715
SHREWSBURY POPULATION

**THREE
STOREY
PROPERTY**



ACCOMMODATION

	M SQ	SQ FT
GROUND FLOOR		
Total Net Internal Floor Area	53.23	573
FIRST FLOOR		
Total Gross Internal Floor Area	36.13	389
SECOND FLOOR		
Total Gross Internal Floor Area	36.13	389
TOTAL FLOOR AREA	125.49	1,351

All measurements are approximate

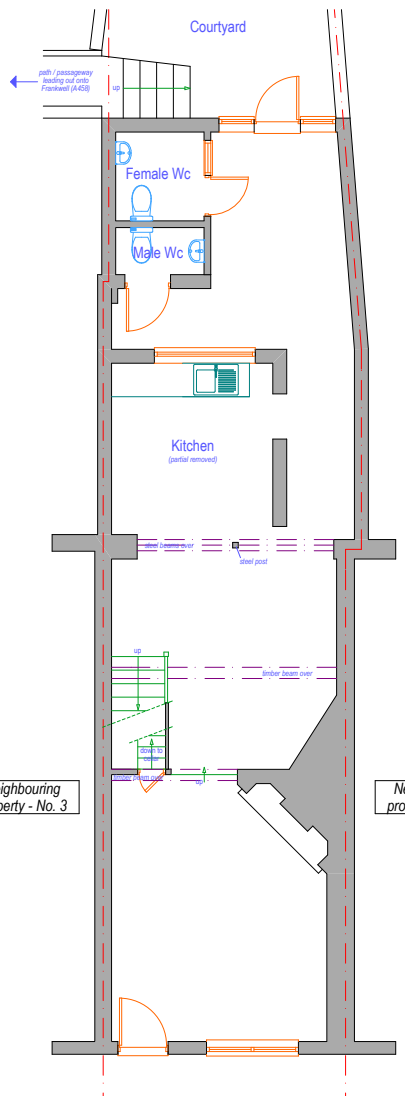
DESCRIPTION

The property provides a prominently located three storey Grade 2 Listed property with a basement area that would lend itself ideally to a variety of retail/restaurant/commercial uses. The potential of the property can only be appreciated upon undertaking an inspection of the property.

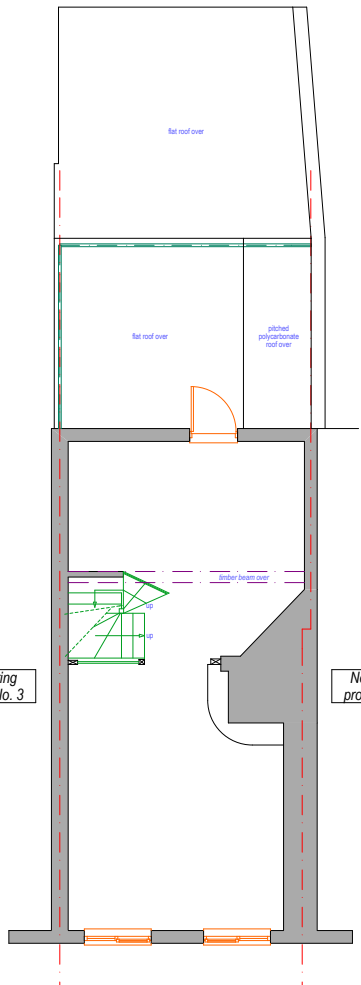
The property is arranged to provide a Total Internal Floor Area of approximately 1,351 ft sq (125.49 m sq) on the ground floor and accommodation arranged over the first and second floors.

There is rear pedestrian access to the property.

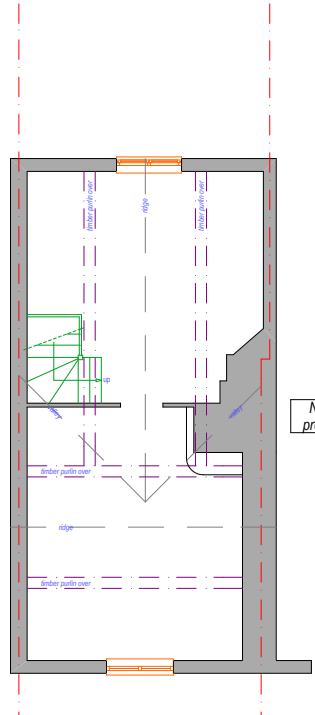




1:50 Existing Ground Floor Plan 003



1:50 Existing First Floor Plan 004



1:50 Existing Second Floor Plan 005

TENURE

The property is offered to let on a new lease for a length of term by negotiation with rent reviews at three yearly intervals. The lease will be granted on tenants full repairing and insuring terms.

Consideration may be given to the sale of the property.

PLANNING

Prospective tenants should make their own enquiries.

The property is understood to benefit from planning consent for use class E of the Town and Country Use Classes Order 1987. The property would lend itself to a variety of potential uses subject to statutory consents.

The property is understood to be Grade 2 listed.

SERVICES

(Not tested at the time of our inspection.)

The property is understood to benefit from all mains services.

RENT

POA

LEGAL COSTS

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

VAT

It is understood that the property is not elected for VAT and therefore VAT will not be payable on the rent.

RATES/EPC

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


RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£6,000	£ 2,994	TBC

RATES

EPC

LOCAL AUTHORITY

Shropshire Council,
Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND

 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)



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. 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.