



**TO LET - RESTAURANT WITHIN THE ICONIC THEATRE SEVERN
RESTAURANT AT THEATRE SEVERN, FRANKWELL QUAY, SHREWSBURY, SY3 8FT**

KEY POINTS

1,679

SQFT

TOTAL NET INTERNAL FLOOR AREA



RESTAURANT WITH OUTSIDE SEATING

PRESTIGIOUS
LOCATION

ALL MEASUREMENTS ARE APPROXIMATE



£23,000

PER ANNUM

(EXCLUSIVE)

James Evans

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Halls

COMMERCIAL

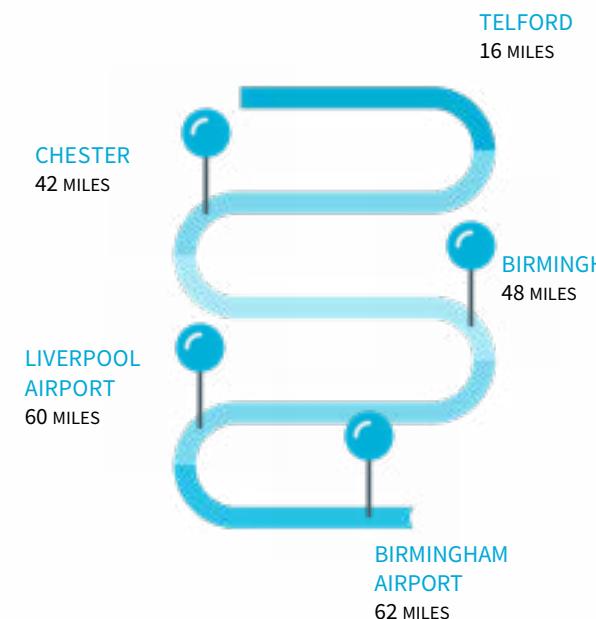
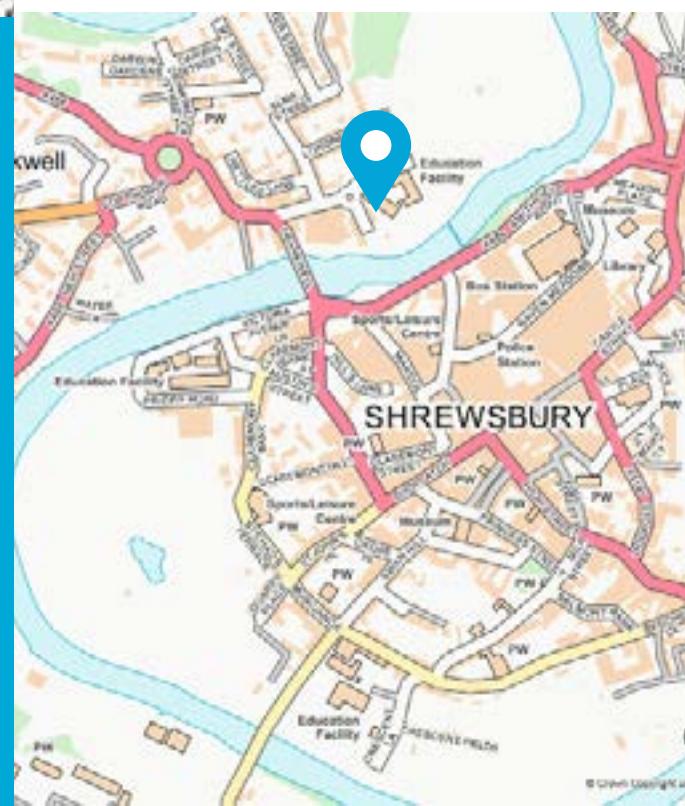
Commercial Department

 01743 450 700

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SHREWSBURY POPULATION
76,600
APPROXIMATELY



LOCATION

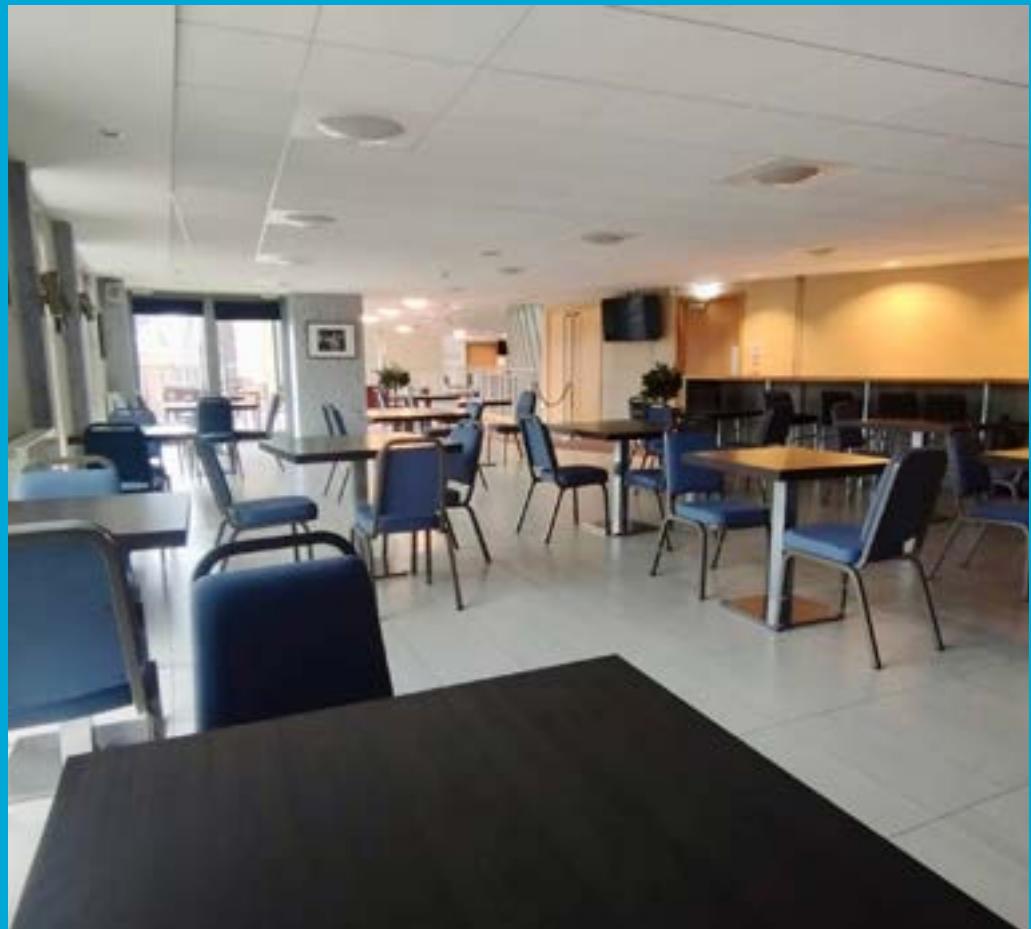
The restaurant is arranged over part of the ground floor level and part of the circle level of Theatre Severn in the sought after town of Shrewsbury. The restaurant is arranged within the iconic Theatre Severn that is located fronting onto River Severn in the area of the County Town known as Frankwell. The property is located adjacent to Frankwell public car park in area of mixed development with surrounding occupiers including Hatchers, Roger Parry and Ale Oli Y Tu restaurant.

The property is located within proximity of the established restaurant and leisure quarter serving the town centre of Shrewsbury.

Shrewsbury town centre is also home to a plethora of superb local and regional independent fashion, gifts and arts shops, bars, restaurants and cafes.

Short stay on-street car parking, long stay car parking and bus stops are in close proximity.

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DESCRIPTION

The property comprises of an “oven ready” restaurant that forms part of Theatre Severn. The property consists on the ground floor level of the property that is arranged to provide a fitted out commercial kitchen with a Total Net Internal Floor Area of approximately 379 ft sq (35.21 m sq) and a stores with a Total Net Internal Floor Area of approximately 251 ft sq (23.32 m sq).

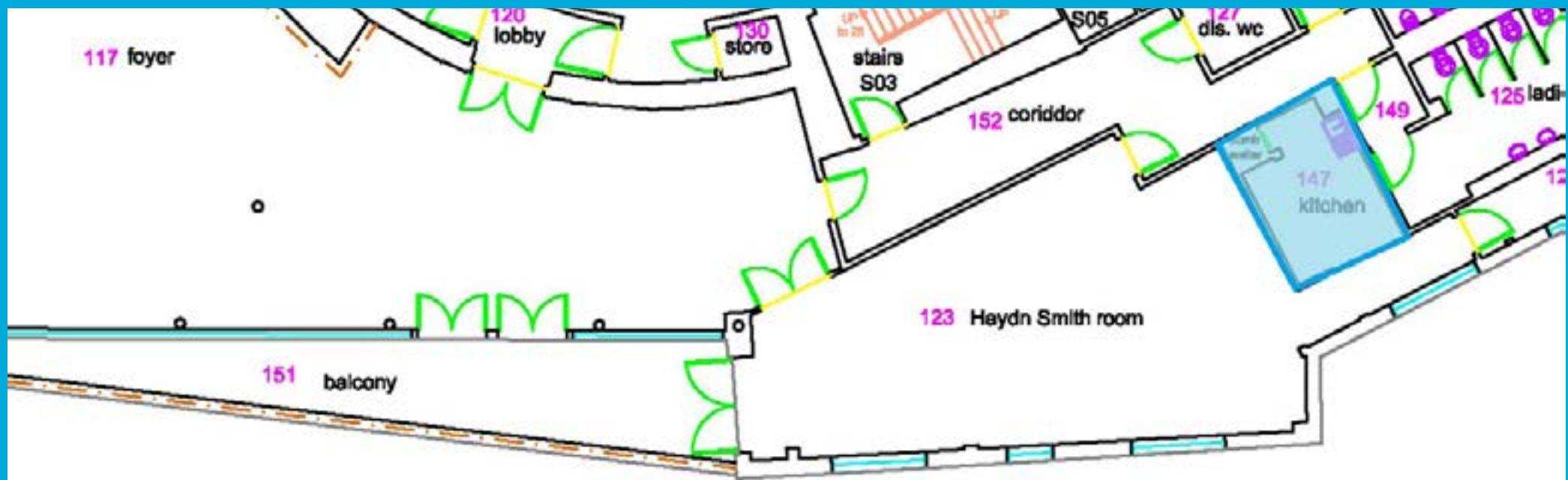
The rest of the property forms part of the Circle level and is arranged to provide a restaurant area and a preparation area with a Total Net Internal Floor Area of approximately 1,049 ft sq (97.44 m sq) with an attractive outside patio seating area.

The property is served by an internal dumb waiter system internally within the Theatre Severn. The property provides a rare opportunity to let an outstanding restaurant opportunity set in the unique setting of Theatre Severn and with River Severn.

ACCOMMODATION

	M SQ	SQ FT
GROUND FLOOR LEVEL		
COMMERCIAL KITCHEN	35.21	379
STORES	23.32	251
CIRCLE FLOOR LEVEL		
RESTAURANT/PREPARATION AREA	97.44	1,049
OUTSIDE		
PATIO SEATING AREA FOR APPROXIMATELY 24 COVERS		





FIRST FLOOR



SECOND FLOOR

TENURE

The property is offered to let on a new lease for a length of term by negotiation. The lease will be subject to rent reviews at 3 yearly intervals and the lease will be outside the Landlord and Tenant Act 1954 Part 2.

The lease will be granted on Tenants Full Repairing and Insuring Basis subject to service charge provisions that cover all communal costs like business rates, cleaning, insurance, repairs further details can be provided upon request. The cost of the service charge for the financial year 2023 for the property is approximately £12,000 per annum.

PLANNING

Interested parties are advised to make their own enquiries to the Local Authority.

The property is understood to benefit from planning consent for Use Class E of the Town and Country Uses Classes Order 1987.

SERVICES

(Not tested at the time of our inspection.)

All mains services are understood to be connected to the property.

The electricity and water costs associated with the property are included in the rent. The gas is subject to a submetered supply that is charged independently of the rent. Further details are available from the letting agents upon request.

RENT

£23,000 per annum to be paid quarterly in advance by standing order.

LEGAL COSTS

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

VAT

The property is understood to be elected for VAT and therefore VAT will be payable on the rent.

RATES/EPC

We have made online enquiries to the local authority and were advised as follows:

RATES PAYABLE

ENERGY RATING

THE BUSINESS RATES FOR THE
PROPERTY ARE INCLUDED IN THE RENT

TBC

FIXTURES & FITTINGS

An inventory of landlords fixtures and fittings included in the letting are available from the letting agents upon request.

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LOCAL AUTHORITY

Shropshire Council,
The Guildhall,
Frankwell Quay,
Shrewsbury,
SY3 8HQ

 0345 678 9000



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