



**TO LET - TOWN CENTRE LOCK UP SHOP**

**4 HIGH STREET, SHREWSBURY, SHROPSHIRE, SY1 1SP**

# KEY POINTS

# 435

SQ FT

TOTAL SALES AREA



RETAIL UNIT

ATTRACTIVE  
SHOP  
FRONTAGE

ALL MEASUREMENTS ARE APPROXIMATE




# £15,500

PER ANNUM


(EXCLUSIVE)

James Evans

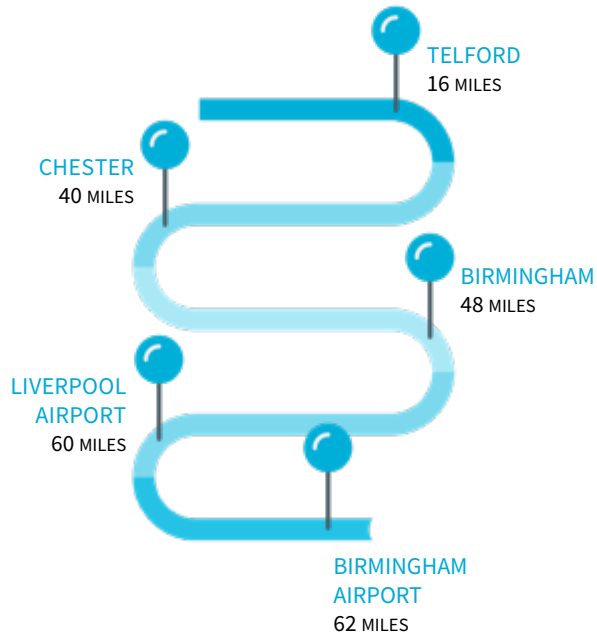
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## LOCATION

The shop unit is situated in the centre of the sought after town of Shrewsbury. The property fronts onto High Street, a popular retail location in Shrewsbury town centre, close to Wyle Cop, it occupies a secondary trading position within the town centre's retail hierarchy and is located with proximity of a variety of the town's main car parks.

Surrounding occupiers are a mix of independent traders including Halon, Tara's Boutique and Blue Lemon and nationals, such as, Moshulu, Oxfam, Crew Clothing, Saltrock, Neals Yard, Waterstones and Costa Coffee, all being located on High Street. Shrewsbury is know for it's variety of unique boutique retailers, cafés, wine bars and restaurants.

Shrewsbury is the county town of Shropshire with a population in excess of 100,000. It is an administrative centre and an established tourist and market town with a wealth of historic buildings. Shrewsbury benefits from an excellent road network with access via the A5 (M54 Trunk Road) leading to the M54, 8 miles to the east, which leads to Junctions 10 and 11 of the M6 motorway and the rest of the national motorway network.

Shrewsbury Railway Station provides direct services to Telford, Wolverhampton, Birmingham and London.



SHREWSBURY  
POPULATION

76,600

APPROXIMATELY





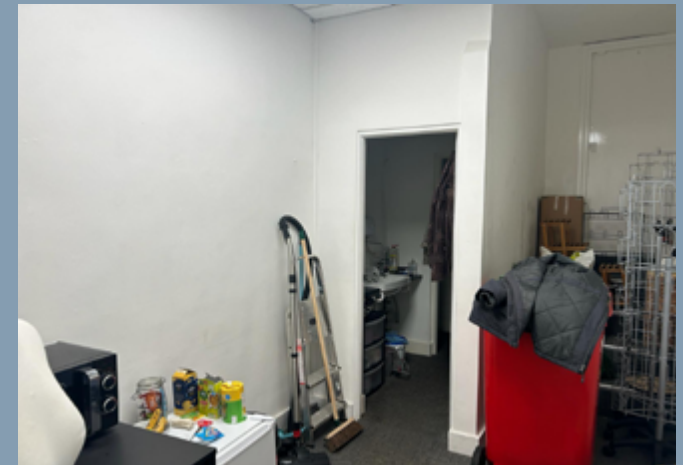
## DESCRIPTION

The property comprises a ground floor lock-up shop unit with a WC, and basement area. The premises are an attractive character building and benefit from a frontage onto High Street. The property benefits from a Total Net Sales Area of 435 sq ft (40.416 m sq).

## ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

	M SQ	SQ FT
<b>GROUND FLOOR</b>		
Total Sales Area	40.413	435
Stores	2.601	28
<b>WC</b>		
BASEMENT	29.543	318
<b>TOTAL FLOOR AREA</b>	<b>72.557</b>	<b>781</b>



## TENURE

The premises is available to let on a Tenants Full Repairing and Insuring Lease for a length of term by negotiation. There will be rent reviews at three yearly intervals.

## PLANNING

Prospective purchasers should rely on their own enquiries.

Interested parties are advised to make their own enquiries to the local authority. We understand that the building is Grade II Listed and that the property has an existing use for use class E.

## LEGAL COSTS

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

## VAT

The property is not elected for VAT and therefore VAT will not be payable.

## SERVICES

(Not tested at the time of our inspection.)

We understand that mains water, drainage and electricity are connected to the property. We have not tested any services at the time of inspection and interested parties should make their own enquiries.

## RENT

£15,500 per annum (Exclusive) to be paid quarterly in advance by standing order.

## RATES/EPC


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

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£12,750	£6,362	TBA

### RATES

## LOCAL AUTHORITY

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


 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

## VIEWING

Strictly by prior arrangement with the letting agents. For more information or to arrange a viewing, please contact:

Commercial Department

 01743 450 700

[commercialmarketing@hallsgb.com](mailto:commercialmarketing@hallsgb.com)

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