



TO LET - RETAIL UNIT

4 CLAREMONT STREET, SHREWSBURY, SHROPSHIRE, SY1 1QS

KEY POINTS

3,254

SQ FT

TOTAL NET INTERNAL FLOOR AREA



RETAIL UNIT

DELIVERY
ACCESS
TO THE
REAR

ALL MEASUREMENTS ARE APPROXIMATE




£30,000

PER ANNUM


(EXCLUSIVE)

James Evans

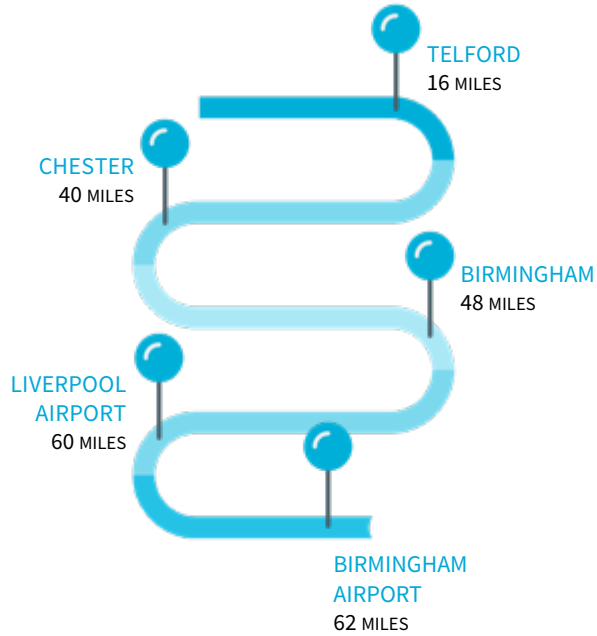
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LOCATION

The property is located fronting onto Claremont Street in the town centre of Shrewsbury. The property is prominently located close to the junction of Claremont Street with Barker Street and the surrounding occupiers include Subways, British Heart Foundation, The Market Hall and is in close proximity to the Barker Street public car park.

Claremont Street provides some on street car parking and the rear of the property is accessed from a road serving Barker Street car park and Hills Lane.

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

75,992

APPROXIMATELY

2021 CENSUS

DESCRIPTION

The property comprises of a substantial terraced part single and part three storey property comprising of a large lock up shop unit with that provides a Total Net Internal Floor Area of approximately 3,254 ft sq (302.28 m sq).

The ground floor of the property provides a Total Net Internal Floor Area of approximately 2,357 ft sq (218.95 m sq) and is arranged to provide a retail sales area and provides flexible accommodation retail space that would lend itself to a variety of retail/commercial uses (subject to any statutory consents) and has a generously sized retail frontage onto Claremont Street. The rear of the property has delivery access off Hills Lane.

The first floor of the property provides a Total Net Internal Floor Area of approximately 409 ft sq (37.99 m sq) and is arranged to provide stores and welfare facilities. The second floor of the property provides a Total Net Internal Floor Area of approximately 488 ft sq (45.33 m sq) and provides stores.

The property is of traditional brick construction with a glazed shop front.

A viewing of the property, to appreciate its full potential, is recommended. The property has significant potential for a variety of uses.



ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

| GROUND FLOOR | M SQ | SQ FT |
|-------------------------------|--------|-------|
| TOTAL NET INTERNAL FLOOR AREA | 218.95 | 2,357 |
| FIRST FLOOR | | |
| TOTAL NET INTERNAL FLOOR AREA | 37.99 | 409 |
| WC | | |
| SECOND FLOOR | | |
| TOTAL NET INTERNAL FLOOR AREA | 45.33 | 488 |



TENURE

The property is offered to let on a Tenants Full Repairing and Insuring Lease for a length of term by negotiation with rent reviews at 3 yearly intervals.

PLANNING

Prospective purchasers should make their own enquiries.

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

The property would lend itself to a variety of retail/commercial uses, subject to statutory consents.

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. All prices and figures are quoted exclusive of VAT.

SERVICES

(Not tested parties should rely on their own enquiries.)

We understand that all mains services are connected to the property.

RENT

£30,000 per annum (Exclusive), payable 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 |
|----------------|---------------|---------------|
| £16,250 | £8,109 | C (73) |

RATES

EPC

LOCAL AUTHORITY


Shropshire Council

Shirehall

Abbey Foregate

Shrewsbury

SY2 6ND

 0345 678 9000


[SHREWSBURY 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

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