



6 The Square, Church Stretton, SY6 6DA

Lock up shop unit and basement

Summary

Tenure	To Let
Available Size	411 sq ft / 38.18 sq m
Rent	£6,000 per annum
Rates Payable	£2,020.95 per annum small business rates relief may apply
Rateable Value	£4,050
EPC Rating	C (72)

Key Points

- Prominently located fronting onto The Square in the sought after town of Church Stretton
- Suitable for a variety of commercial uses
- Total Net Internal Floor Area of approximately 411 ft sq (38.18 m sq) with basement

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DESCRIPTION

The property comprises of a lock up shop unit that is prominently located and has a Total Net Internal Floor Area of approximately 411 ft sq (38.18 m sq) with a basement area. The property would lend itself to a variety of commercial uses and has a fully glazed shop front.

The property has access directly off The Square.

LOCATION

The property is prominently located in the Square of the sought after town of Church Stretton. The surrounding occupiers include Miller Evans, Salts and Berry's coffee shop. The Square benefits from a car parking area and is located at the junction with High Street in the heart of the town centre.

Church Stretton located in South Shropshire can claim to be one of the most beautifully situated towns in England being sat at the foot of the Stretton Hills and often affectionately known as Little Switzerland. The town lies adjacent to the A49 Trunk Road midway between the towns of Shrewsbury, the county town of Shropshire, being 13 miles to the north and Ludlow being 15 miles to the south.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	294	27.31
Ground - Stores	17	1.58
Ground - Room 1	90	8.36
Ground - Room 2	27	2.51
Total	428	39.76

TERMS

The property is offered to let on a new Tenants Internal Repairing and Insuring lease with the tenant having responsibility for the shopfront. The property is offered to let for a length of term by negotiation with rent reviews every three years.

SERVICES

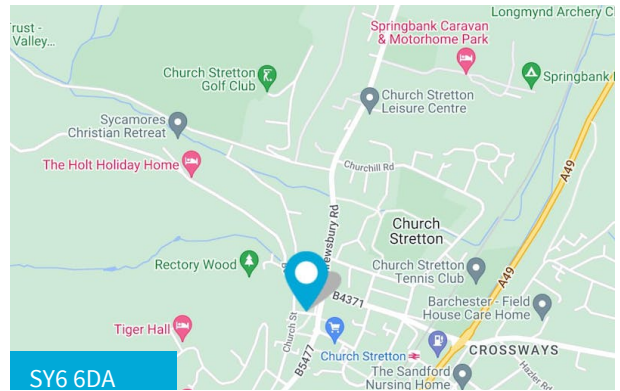
(not tested prospective tenants should rely on their own enquiries)

Mains water, electricity and drainage are understood to be connected to the property.

PLANNING

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

The property would lend itself to a variety of retail and commercial uses.



Viewing & Further Information JAMES EVANS

01743 450 700 | 07792 222 028

james.evans@halls.gb.com

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