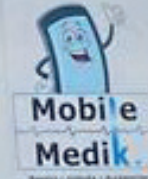




# Vapa-fone

Proud partners of



- Phone Repairs
- Phone Unlocking
- Phone Accessories

- Phone Repairs In Store Whilst You Wait  
- New & Refurbished Handsets & Tablets  
- Devices Purchased Here For Cash

# Vapa-fone

No Whiffs. No Butts

**FOR SALE/TO LET – PROMINENTLY LOCATED SHOP UNIT**

**15 CASTLE STREET | SHREWSBURY | SHROPSHIRE | SY1 2BB**

# KEY POINTS

# 1,310

SQ FT

TOTAL NET INTERNAL FLOOR AREA



GROUND FLOOR  
LOCK UP SHOP UNIT  
WITH BASEMENT

SUITABLE FOR  
A VARIETY  
OF USES

ALL MEASUREMENTS ARE APPROXIMATE



OFFERS IN THE REGION OF

# £310,000


(EXCLUSIVE)


RENT

# £22,500

PER ANNUM (EXCLUSIVE)

James Evans


 07792 222 028

 james.evans@halls.gb.com

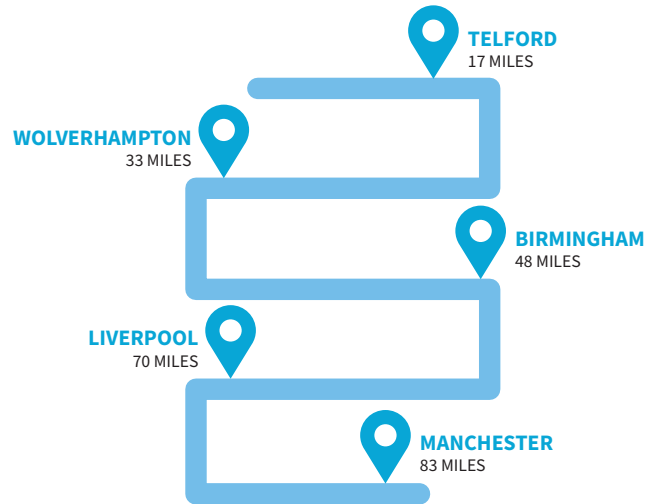
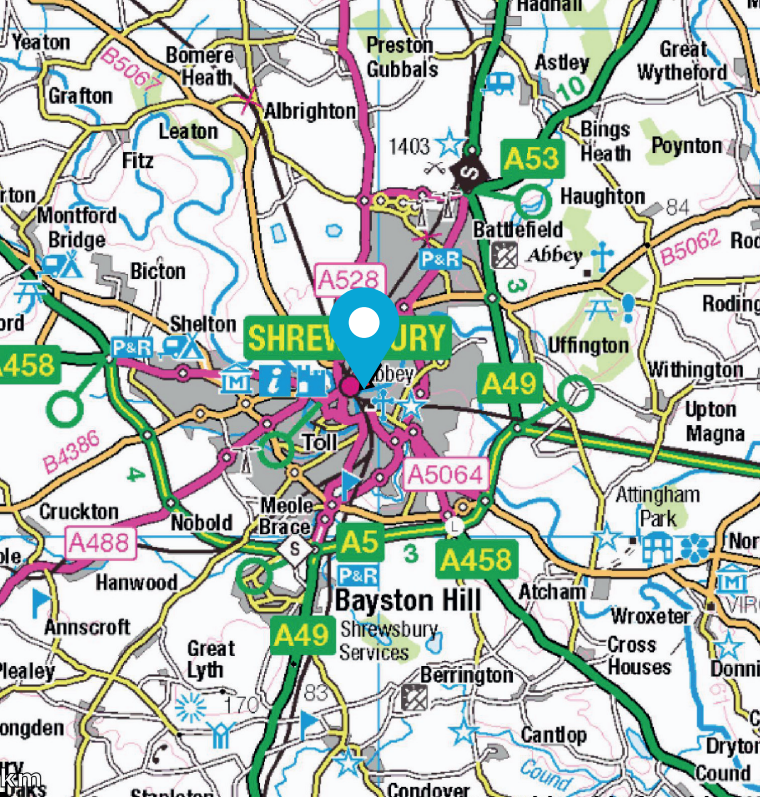
**Halls**

COMMERCIAL

Ellie Studley

 07538 912 096

 e.studley@halls.gb.com

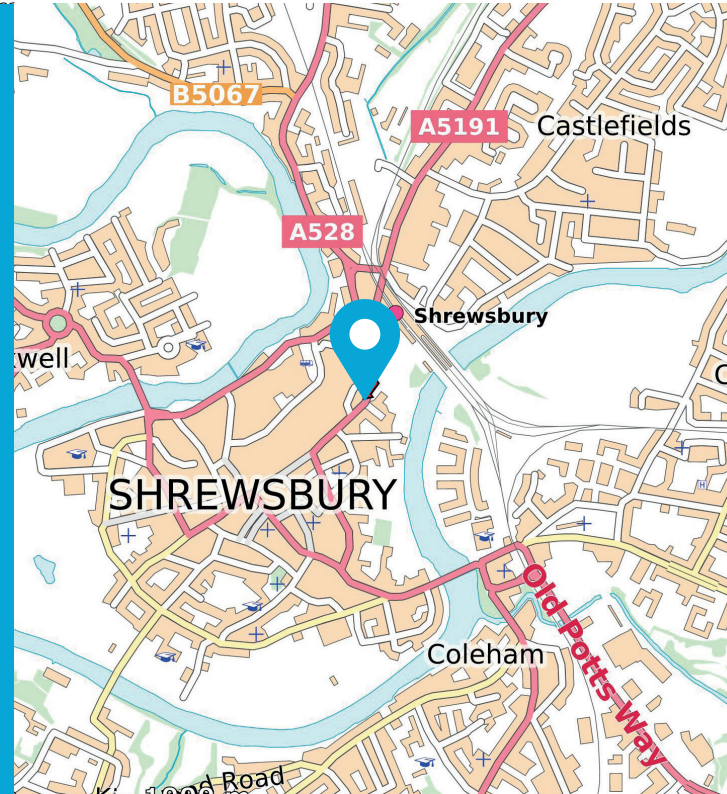


## LOCATION

The property is prominently located fronting onto Castle Street in the town centre of Shrewsbury. Castle Street serves as one of the main vehicular routes serving the town centre of Shrewsbury. Castle Street serves as one of the main retail streets and the surrounding occupiers include Dutch Living Outlet, Inocencia, Dough and Oil and Plan Burrito. The property is located within proximity of the town's railway station and bus station.

Shrewsbury is the County Town of Shropshire and has a significant catchment population as well as acting as an administrative and tourist centre. The town is sat on the River Severn and had a population of 76,782 at the 2021 census.

The town is located approximately 48 miles west of the City of Birmingham and approximately 40 miles south of the City of Chester. There is access to the national road network via the A5 (M54 link road).



SHREWSBURY  
POPULATION

77,000

APPROXIMATELY



what3words  
using.needed.supply



# DESCRIPTION

The property comprises of a prominently located ground lock up shop unit with a basement area that forms part of a Grade 2 three storey property. The property provides a Total Net Internal Floor Area of approximately 1,310 ft sq (121.69 m sq) with a toilet and welfare facilities. The property is of traditional construction and has a fully glazed shop front.

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

# ACCOMMODATION

(all measurements are approximate)

Ground Floor

Total Net Internal Floor Area of approximately 1,310 ft sq (121.69 m sq)

Toilet/staffroom

Basement



## LEGAL COSTS

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

Each party is to be responsible for their own legal costs in respect of the sale of the property.

## EPC

To order

## RATES

Rateable Value - £21,500 Rates Payable - £10,728



## VAT

The property is understood not to be elected for VAT.

## TENURE

The property is offered for sale with vacant possession on a 999-year lease at peppercorn with the purchaser having a 25% ownership of the freehold interest. Further details are available from the selling agents upon request.

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

## SERVICES

(not tested)

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

## PRICE

Offers in the region of £310,000 (exclusive)

## RENT

£22,500 per annum (exclusive) to be paid quarterly in advance by standing order

## PLANNING

Prospective tenants and purchasers 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.

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

The property is understood to be Grade 2 listed.

## LOCAL AUTHORITY

Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND

 0345 678 9000

 [SHROPSHIRE COUNCIL WEBSITE](#)



## VIEWING

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

**Commercial Department**

 01743 450 700

 [commercialmarketing@halls.gb.com](mailto:commercialmarketing@halls.gb.com)

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.

