

Halls

COMMERCIAL



**TO LET - CAFÉ WITHIN THE PROMINENTLY LOCATED GUILDHALL**

CAFE AT GUILDHALL, FRANKWELL QUAY, SHREWSBURY, SHROPSHIRE, SY3 8HQ

## KEY POINTS

# 1,154

SQFT

TOTAL NET INTERNAL FLOOR AREA



- CAN BE LET IN CONJUNCTION WITH THE  
THEATRE RESTAURANT

## PRESTIGIOUS LOCATION

ALL MEASUREMENTS ARE APPROXIMATE



# £12,000

PER ANNUM

(EXCLUSIVE)

James Evans



07792 222 028

[james.evans@halls.gb.com](mailto:james.evans@halls.gb.com)

## Halls

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Commercial Department



01743 450 700

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





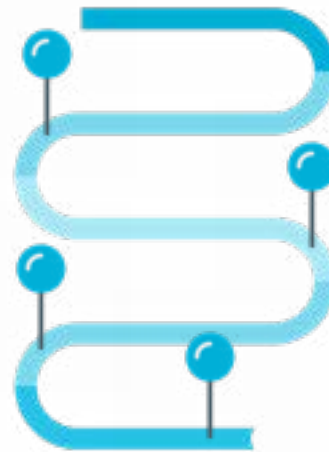
CHESTER  
42 MILES

LIVERPOOL  
AIRPORT  
60 MILES

TELFORD  
16 MILES

BIRMINGHAM  
48 MILES

BIRMINGHAM  
AIRPORT  
62 MILES



SHREWSBURY POPULATION

76,600

APPROXIMATELY



## LOCATION

The café/restaurant is located forming part of the prestigious Guildhall building in the area of Shrewsbury known as Frankwell. The Guildhall is an administrative centre of Shropshire Council therefore offering a significant customer base in house and the building facilitates amongst other the coroner and offices for administrative functions within Shropshire Council. The Guildhall is located adjacent to the Frankwell car park which is the main public car park serving the town centre of Shrewsbury. It is located with frontage onto the River Sever and in close proximity to Shrewsbury Theatre and Frankwell offers a cross section of leisure and restaurant and retail uses that include Hatchers, The Anchor and Ale Oil Y Tu restaurant.

The Guildhall is located within close proximity of the suspension bridge that links Frankwell car park to Shrewsbury town centre.

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 offers the opportunity to let a café/restaurant premises within The Guildhall. The café and restaurant is proposed to serve the office occupiers and visitors to The Guildhall and also the general public. The fitted out premises also offers the opportunity to create a catering business offering outside catering. The property is located within the ground floor of The Guildhall building with access from the main entrance and also access from sides of the property. It is arranged as an open plan area with a partitioned store and provides a Total Net Internal Floor Area of approximately 1,154 ft sq (107.20 m sq).

The premises are fitted out for restaurant/café use and are the former facilities that served the University.

An external seating area within the courtyard area of The Guildhall will be available for use under a licence further details are available from the letting agents upon request.

The opportunity maybe let in conjunction with the restaurant in Theatre Severn and further details are available from the letting agents upon request.

A viewing of the property is strongly recommended in order to fully understand the potential of the opportunity.



## 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 II. The lease will be granted on Tenants Full Repairing and Insuring Basis.

## 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

£12,000 per annum to be paid quarterly in advance by standing order. The rent is an all inclusive rent that includes all occupational costs except telecommunications.

## 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	B (44)

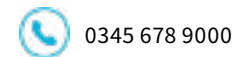
## FIXTURES & FITTINGS

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



## LOCAL AUTHORITY

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



**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 over 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.

