



TO LET - RETAIL
8 GREEN END, WHITCHURCH, SY13 1AA

Halls
1845
COMMERCIAL



RENT

£22,000 per annum

KEY POINTS

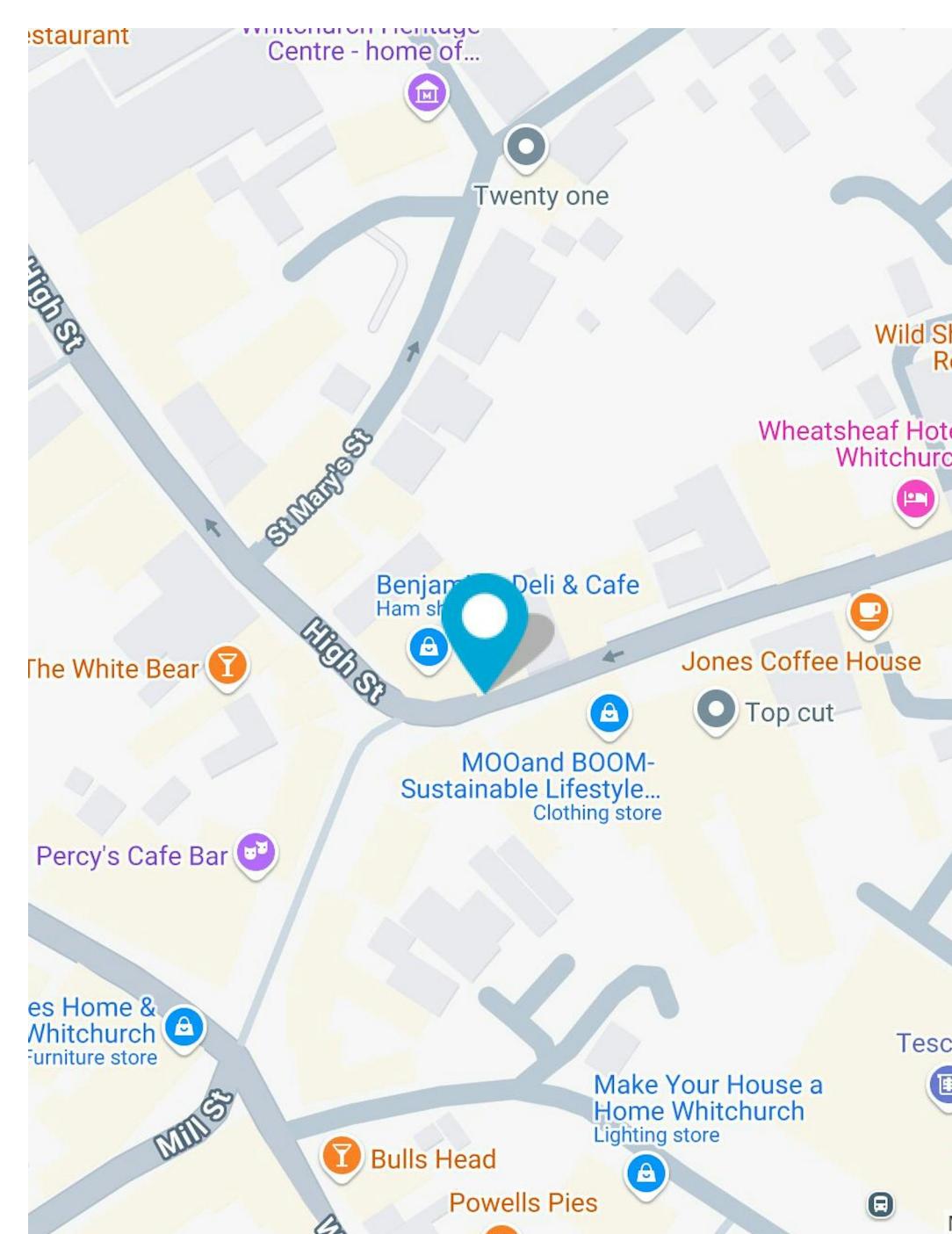
- Total Net Internal Sales Area of 1385 sqft (128.67 sq m)
- Suitable for a variety of uses subject to statutory consents
- Prominently located in the town centre of Whitchurch

8 GREEN END, WHITCHURCH, SY13 1AA

3,882 SQ FT | £22,000 PER ANNUM

01743 450 700

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LOCATION

The property is prominently located fronting onto Green End, which serves as one of the prime retail streets within the town centre of Whitchurch.

The property benefits from proximity to all local amenities, and the surrounding occupiers include The Post Office, Moo and Boom, Get Connected, Banking Hub.

Whitchurch is a market town in the north of Shropshire, England. It lies 2 miles (3 km) east of the Welsh border, 2 miles south of the Cheshire border, 20 miles (30 km) north of the county town of Shrewsbury, 20 miles (30 km) south of Chester, and 15 miles (24 km) east of Wrexham. At the 2021 census, the population of the Whitchurch Urban parish was 10,141, and the population of the Whitchurch built up area was 9,855. Whitchurch is the oldest continuously inhabited town in Shropshire. Notable people who have lived in Whitchurch include the composer Sir Edward German, and illustrator Randolph Caldecott.

ACCOMMODATION

NAME	SQ FT	SQ M
Ground - Sales area	1,385	128.67
Ground - Rear store	470	43.66
Ground - Rear hallway	43	3.99
1st - Office/stores	1,026	95.32
2nd - Stores	958	89
Total	3,882	360.64

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DESCRIPTION

The substantial end of terrace property is in part three, part two and part single storey. The property is held under the ownership of Title Number SL152253 and is understood to date from approximately 1907. The shop unit provides on the ground floor a Sales area with a Total Net Internal Floor Area of approximately 1,385 sqft (128.67 sq m) and benefits from welfare and ancillary accommodation to the upper floors. The shop unit has a glazed shop frontage onto Green End. The property has a separate entrance for loading to the right elevation of the property and all parking is on street. The first and second floors are arranged to provide additional storage and office space providing a Total Net Internal Floor area of approximately 1,984 sq ft (184.32 sq m).





TENURE

The property is offered to let on a Tenants Full Repairing and Insuring Lease for a length of term by negotiation.

PLANNING

Interested parties should make their own enquiries

The property is understood to be located within a conservation area.

The property is understood to benefit from Use Class E (Retail Use) under the Town and Country Use Classes Order.

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

SERVICES

(Services were not tested at the time of inspection)

We understand that the property has mains water, drainage and electricity including 3 phase supply.

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VAT

Not applicable. The property is not elected for VAT therefore VAT will not be payable on the transaction.

RATES

We have made online enquiries to the local authority and were advised as follows:

Rateable Value: £30,750

Rates Payable: £15,344.25 per annum

LEGAL COSTS

Each party to bear their own costs

EPC

C (60)

CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

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