

# 2-3 PRIDE HILL SHREWSBURY

SY1 1DB

**bf.**

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Retail Unit Class E – Lease for Sale

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## LOCATION

Shrewsbury is in the county of Shropshire, West Midlands, nestled in a steep loop of the River Severn. Located near the Welsh border (9 miles), roughly 45 miles west of Birmingham with a population of approximately 80,000 people. Benefiting from excellent transport links, serving as a key "Gateway to Wales" with a central train station providing direct services to Birmingham, Manchester, Chester, and London. The town features comprehensive local bus services, three Park and Ride sites, and easy road access via the A5.

Shrewsbury town centre is a picturesque, medieval market town situated within a loop of the River Severn. Known for its cobbled streets, timber-framed Tudor buildings, and over 600 listed structures, it boasts a vibrant mix of independent shops, cafes, and restaurants, along with a top-rated market hall and scenic riverside walks.

## DESCRIPTION

The shop is Grade II listed and is suitable for a variety of uses, it is currently configured as a café together with seating on various level.

Retail Opportunity  
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## ACCOMMODATION

This attractive retail space is arranged over 3 floors, it has a historic wall as a feature within, affording the following approximate floor areas

	Sq.m	Sq.ft
Lower Ground Floor	127.30	1,370
Ground Floor	162.50	1,749
Upper Ground Floor	89.60	964
<b>Total</b>	<b>379.40</b>	<b>4,083</b>

## LEASE

The existing lease is for a term of 15 years from 8 March 2018 with 5 yearly rent reviews and due to expire on 7 March 2033 at £120,000 per annum exclusive. A new lease can be made available. Further details upon request.

## TERMS

Offers invited for a lease assignment.

## EPC

Further details available upon request. D 96,

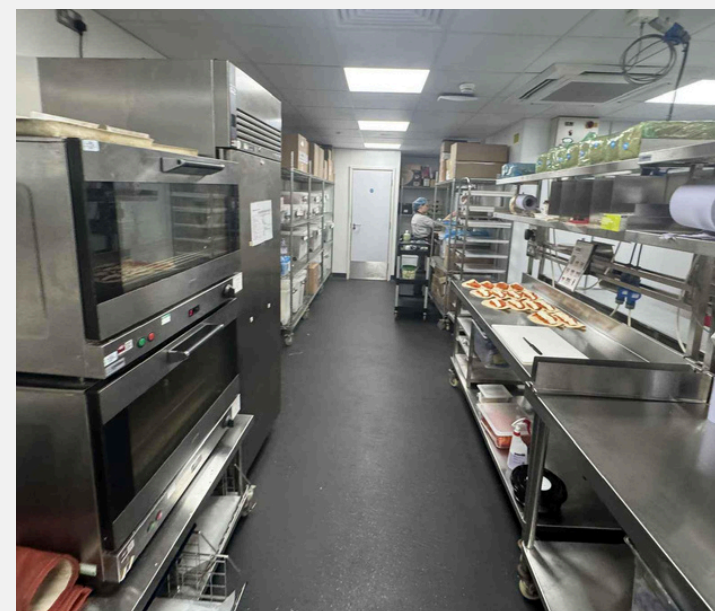
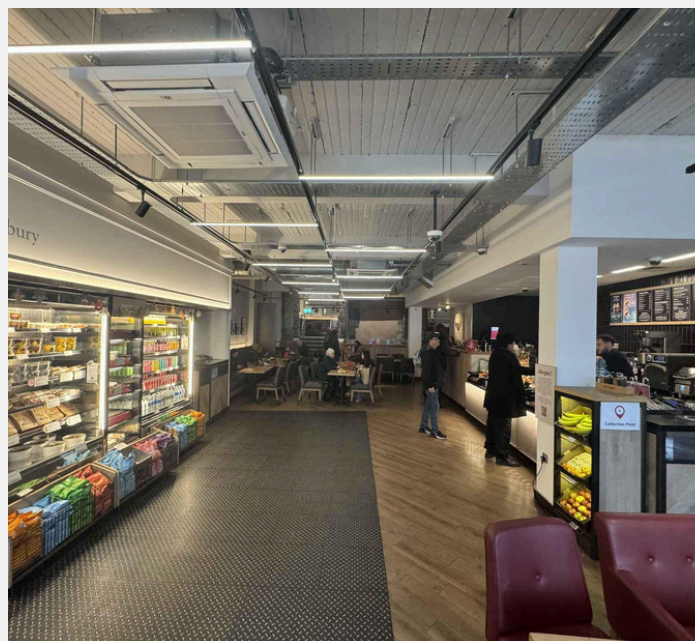
## RATES

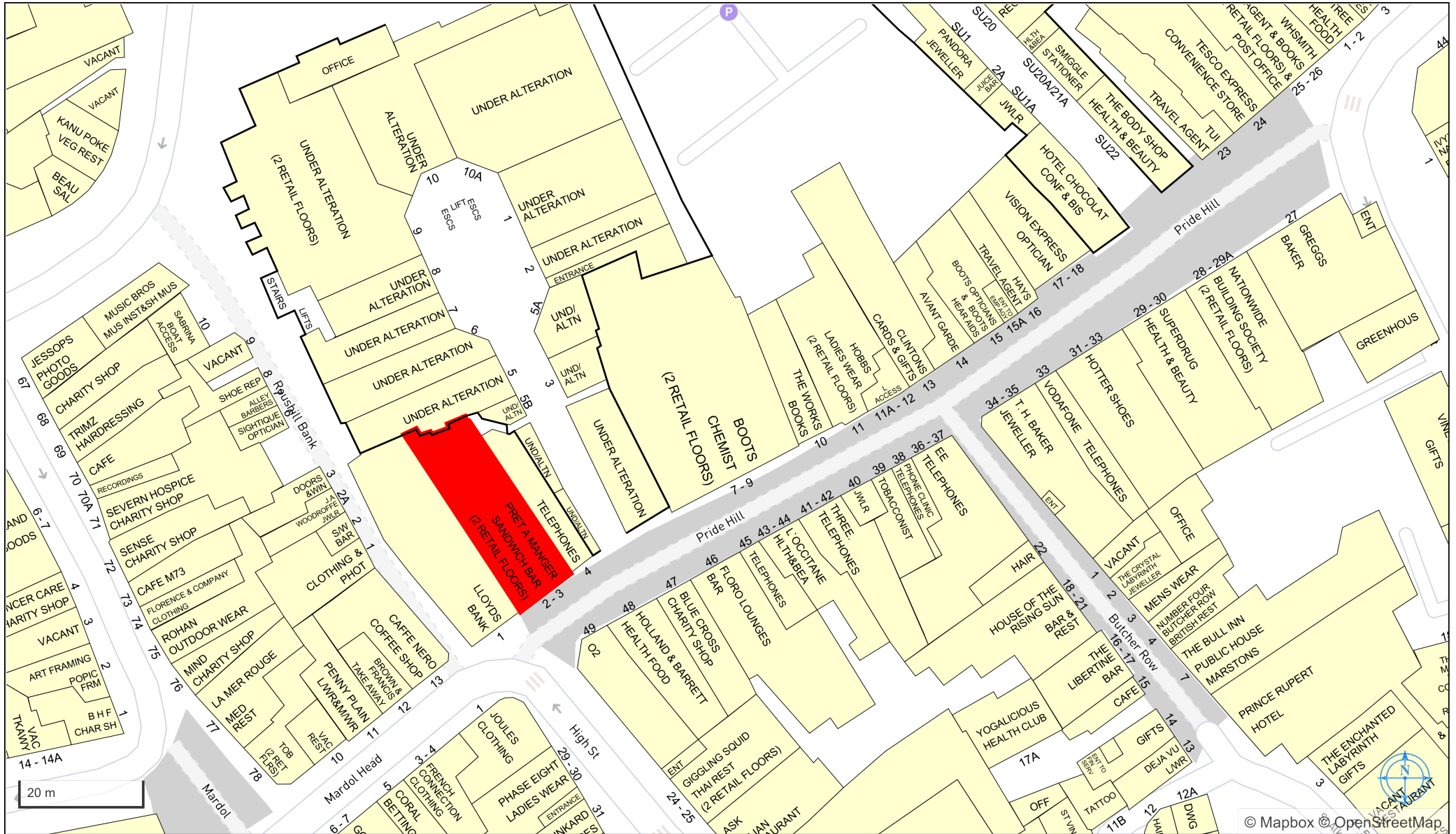
The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £77,500. For rates payable please refer to the Local Charging Authority, Shropshire Council - 0345 678 9000.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

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# CONTACT

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