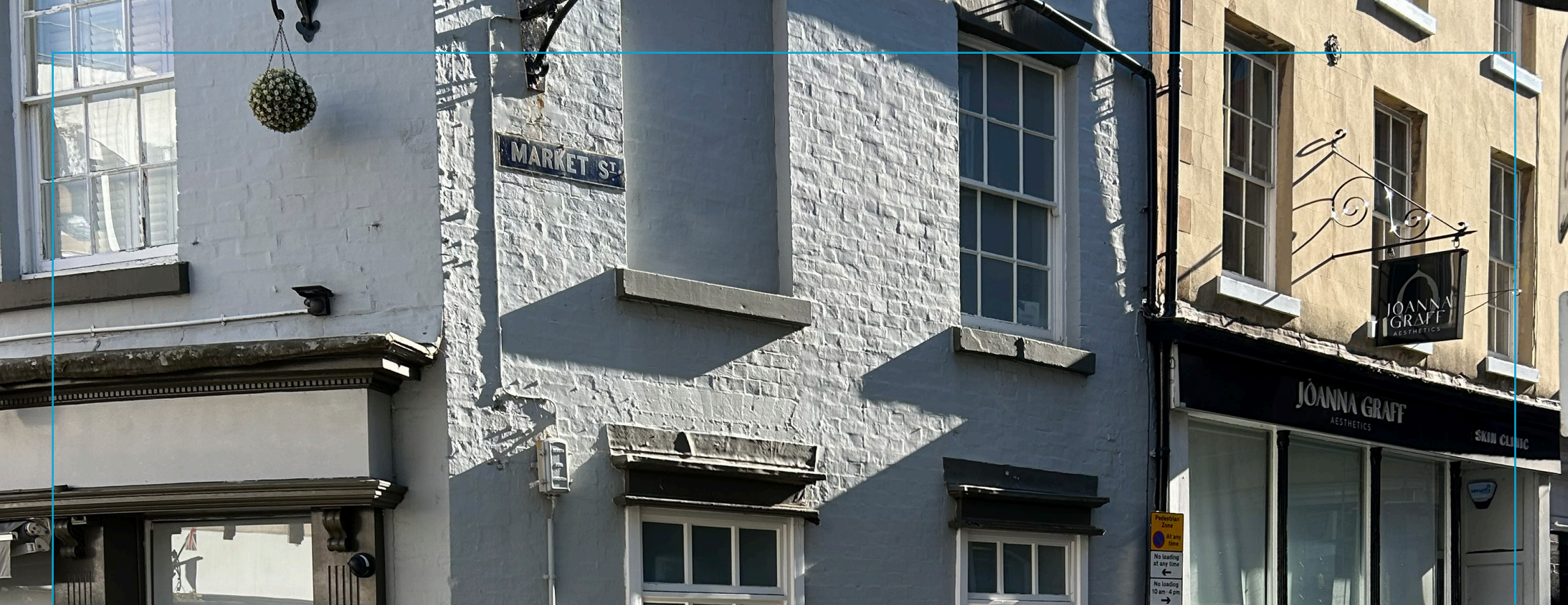




To Let: 9 Shoplatch

Shrewsbury | Shropshire | SY1 1HF





To Let - Prominent Fully Licensed Bar/Hospitality Premises in the Heart of the Sought After Town of Shrewsbury

An excellent opportunity to let a highly visible, fully licensed, fitted out commercial property in the popular town of Shrewsbury. Arranged over three floors with the added benefit of a basement area, the premises offers versatile space suitable for a range of licensed hospitality or leisure uses, subject to the necessary consents.

The property further benefits from a pavement license providing valuable outside seating, enhancing its trading potential in this popular town centre location. Offered to let at a rent of £27,500 per annum (exclusive), this is a rare opportunity and early viewing is highly recommended.

9 Shoplatch

The property comprises of a fully fitted out licensed three-storey end of terraced property with a basement area that is arranged to provide a licensed bar on the ground floor with further accommodation over the upper floors.

The property is understood to be Grade II listed and is of traditional brick construction with a slate roof cover and a glazed shop front to part of the ground floor.

The property is arranged to provide a ground floor lock up shop unit area on the ground floor with a Total Net Internal Floor Sales Area of Approximately 763 ft sq (71.64 m sq) arranged to provide an attractive bar area and a first floor area providing a further bar area with a Total Net Internal Floor Area of Approximately 345 ft sq (32.05 m sq) and toilets and a second floor with a Total Net Internal Floor Area of Approximately 546 ft sq (50.72 m sq), providing ancillary accommodation as stores and offices. The property has a basement area with a Total Gross Internal Floor Area of Approximately 503 ft sq (46.72 m sq).

Rear access is understood to be available to the property via Drayton's Passage. The property is understood to benefit from a full alcohol license.

The potential of the property can only be fully appreciated by undertaking an inspection of the property.



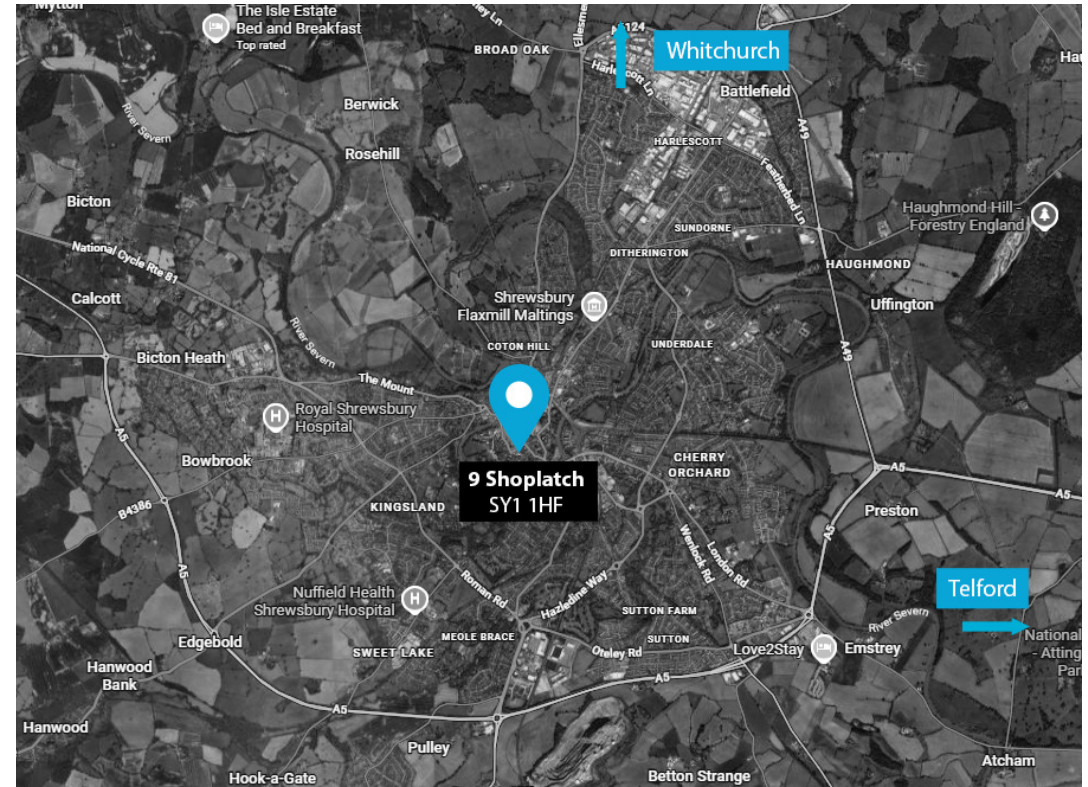
Location

The property occupies a highly prominent town centre position at the junction of Shoplatch and Market Street, one of Shrewsbury's most established commercial/leisure pitches. This strategic location places the premises at the heart of the town's retail, leisure and licensed core, benefitting from strong footfall and excellent visibility.

Key Location Highlights

- Prominently positioned at the junction of Shoplatch and Market Street - located on the south side of Shoplatch and the north side of Market Street.
- Forms part of Shrewsbury's established leisure and licensed sector and surrounded by established occupiers including Monks, Samuel Wood, Domino's, NatWest, Blacks, Abakhan and the Hidden Hearing Centre.
- Shrewsbury is the county town of Shropshire with a population of approximately 76,782 (2021 Census) and a wide catchment area.
- Excellent rail connections via Shrewsbury Railway Station with services to Birmingham, Manchester, Cardiff, Chester and beyond.
- Strong road connectivity via the M54 (A5) link road and major routes including the A5, A49 and A53.
- Approximately 15 miles east of Telford, 48 miles east of Birmingham and 43 miles south of Chester.

The property's central position within this well-established leisure and licensed location makes it ideally suited for operators seeking a high-profile presence in one of Shropshire's most desirable towns.



Accommodation

GROUND FLOOR

Total Net Internal Floor Area - **763 ft sq** | 71.64 m sq

FIRST FLOOR

TWO TOILETS

Total Net Internal Floor Area - **345 ft sq** | 32.05 m sq

SECOND FLOOR

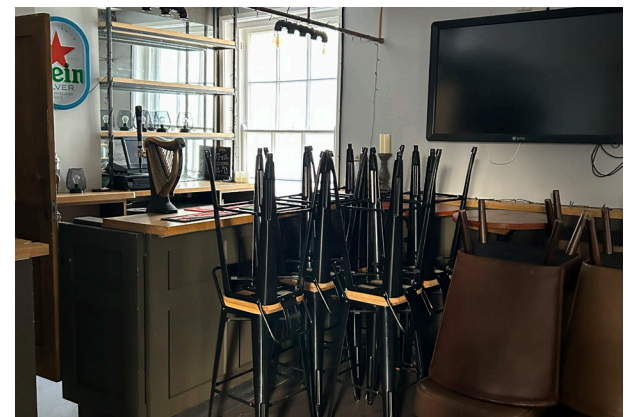
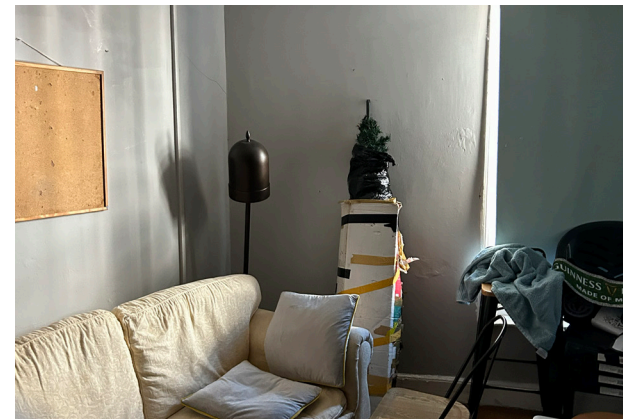
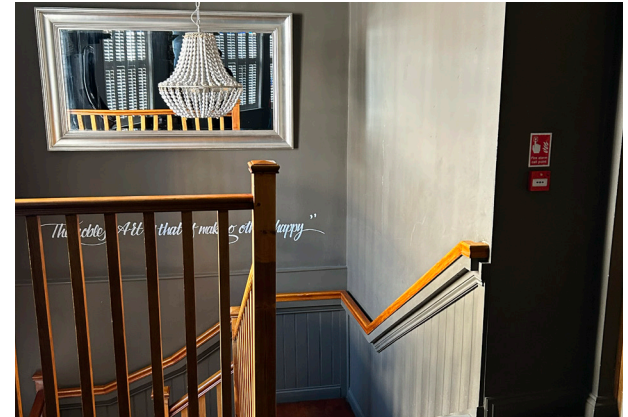
TOILET/SHOWER ROOM

Total Net Internal Floor Area - **546 ft sq** | 50.72 m sq

BASEMENT

Total Gross Internal Floor Area - **503 ft sq** | 46.72 m sq

ALL MEASUREMENTS ARE APPROXIMATE



Key Details

Rateable Value

Current Rateable Value =£13,500

Rent

£27,500 (twenty seven thousand five hundred pounds) exclusive to be paid quarterly in advance.

VAT

The property is understood to be elected for VAT and VAT will be payable on the rent.

EPC

To order.

Legal Costs

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

Local Authority

Shropshire Council, Shirehall
Abbey Foregate
Shrewsbury, SY2 6ND

0345 678 9000

<https://next.shropshire.gov.uk/>



Tenure

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

Services

(not tested) The property at the time of our inspection was understood to have the following mains services connected to it;

Mains water, foul & surface water drainage. Gas is available for connection subject to normal connection charges. There is understood to be a three phase supply available to the property.

Planning

Prospective tenants should rely on their own enquiries. The property is located in the local planning authority of Shropshire Council. The property is understood to have planning consent for its existing commercial use, which falls in Use Class Sui Generis of the Town and Country Use Classes Order 1987. The property is situated in an area of general mixed commercial retail development. The property is understood to be Grade II listed and located in a Conservation Area.

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.



Halls

Viewing is strictly by prior arrangement with the letting agents.
For more information or to arrange a viewing please contact:

James Evans



07792 222 028



james.evans@halls.gb.com

Simon Cullup-Smith



07999 595 885



simon.cullupsmith@halls.gb.com

Commercial Department



01743 450 700



commercialmarketing@halls.gb.com

Ashleys

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

