



SOCIAL TAP



bodycare

bodycare

CLAREMONT NEWS

No.8

Telephone 05133 35113

STORE CLOSING
SAVE UP TO
50% OFF

AT LEAST
20% OFF
EVERYTHING!

To Let: 7 Claremont Street

Shrewsbury | Shropshire | SY1 1QG

Halls



To Let - Prominently Located Retail Unit in Shrewsbury Town Centre

7 Claremont Street presents as a prominent lock-up shop unit located in the heart of Shrewsbury town centre. The well-presented retail space provides a Total Sales Area of 2,964 sqft (275.34 m² with ancillary accommodation) and is available to let at an annual rent of £30,000 per annum (exclusive). This is a rare opportunity to secure a prime location for a variety of retail uses in one of Shrewsbury's most sought-after areas.

The unit's size, layout and central location make it an attractive proposition for businesses looking to establish or expand their presence in this historic market town. Early viewing is recommended to fully appreciate the space and its potential.

7 Claremont Street

The property comprises of a substantial, prominently located ground floor retail unit with a fully glazed shop front directly onto Claremont Street- offering great visibility for vehicular and foot traffic that is arranged as part of a terraced property. The unit provides a sales area with a Total Net Internal Floor Area of approximately 2,964 sqft (275.34 m²), complemented by ancillary accommodation.

The property forms part of a three-storey building, offering an ideal layout for a range of retail uses. To the rear, the unit benefits from a small enclosed yard.

With its prime location and versatile layout, we strongly recommend an inspection to fully appreciate the potential and suitability of the space for investment.



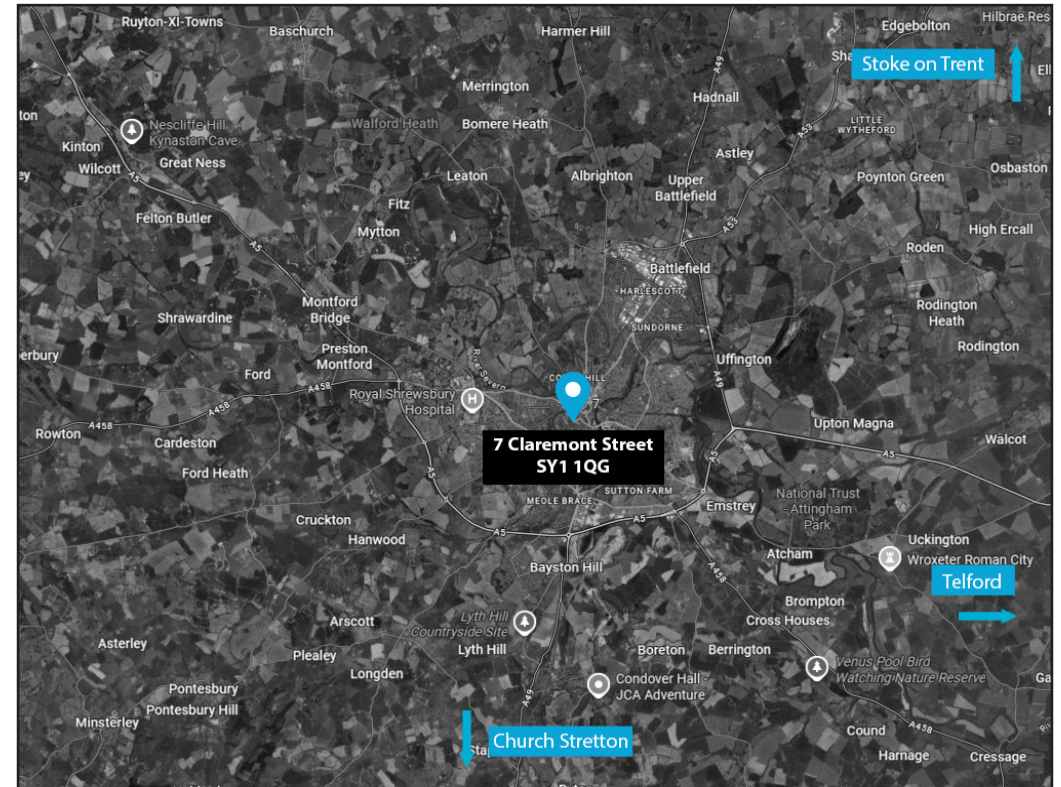
Location

7 Claremont Street is ideally located in the vibrant town centre of Shrewsbury. Situated close to the junction of Claremont Street and Barker Street, the property benefits from high visibility and strong foot traffic.

Key Location Highlights

- Surrounded by popular businesses including Subway, British Heart Foundation and The Market Hall.
- The property benefits from on-street parking along Claremont Street, as well as access to Barker Street car park and Hills Lane.
- The town centre features a strong mix of independent retailers, national chains, and boutique shops, making it an attractive destination for shoppers.
- Excellent road access via the A5 and M54, with direct rail services to Telford, Wolverhampton, Birmingham and London.
- The town attracts thousands of visitors annually, drawn by its historic sites, cultural festivals and proximity to scenic natural landscapes such as the Shropshire Hills Area of Outstanding Natural Beauty (AONB).

With a population exceeding 100,000 and known for its rich history, Shrewsbury is both an administrative centre and a popular tourist destination. With its strong local economy, excellent transport links and ongoing development, Shrewsbury continues to be a thriving location for business.



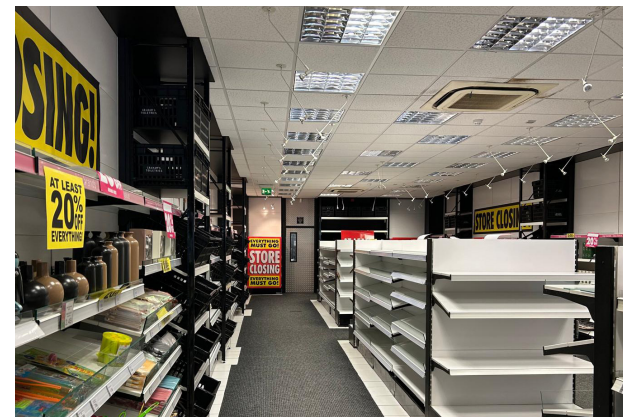
Accommodation

TOTAL NET INTERNAL SALES AREA - 2,964 ft sq | 275.34 m sq
(SHOP FRONTAGE 20'1")

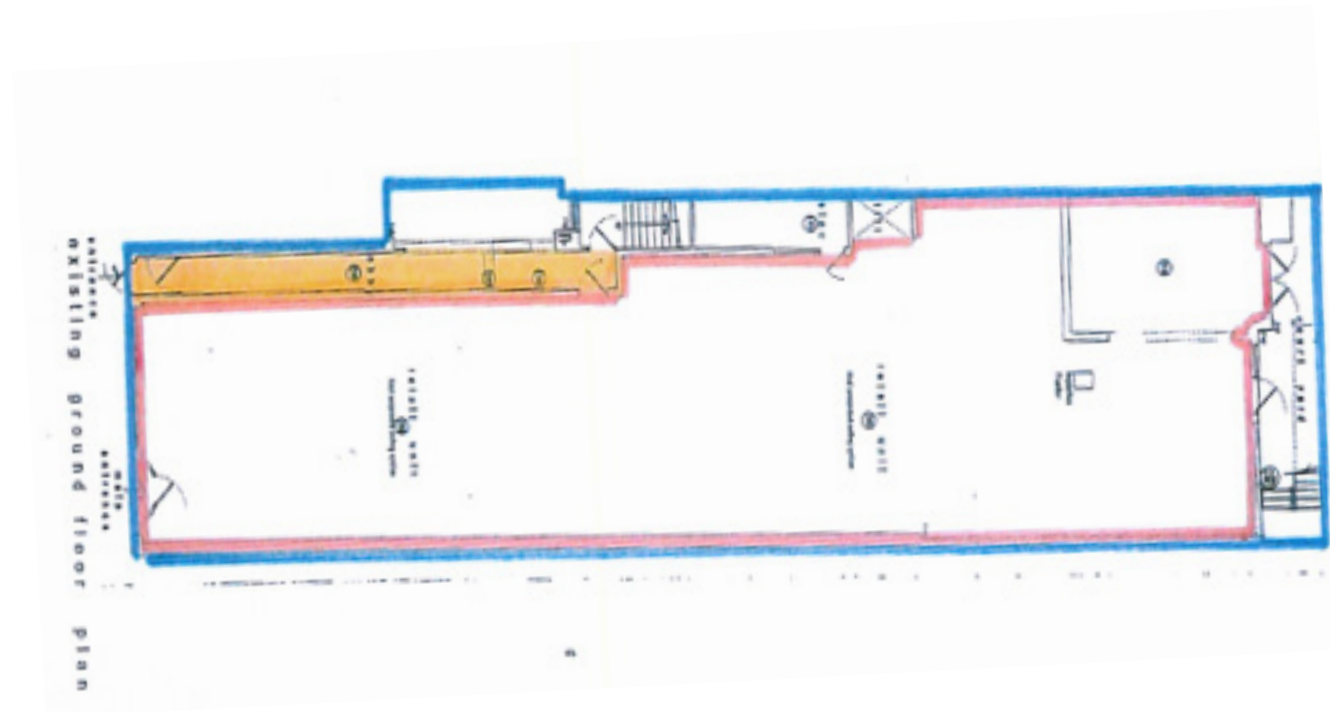
ANCILLARY ACCOMMODATION COMPRISING:

- **TOILET**
- **STORES**
- **OUTSIDE**
- **REAR YARD AREA**

ALL MEASUREMENTS ARE APPROXIMATE



Floor Plan



Key Details

Rateable Value

Current Rateable Value = £30,000

Rent

£30,000 per annum (Thirty Thousand Pounds) (exclusive) payable quarterly in advance by standing order.

VAT

The property is understood to be elected for VAT. All prices and figures are quoted exclusive of VAT.

EPC

We have made verbal enquiries to the local authority and we advised as follows: Rated C.

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 a Tenants Full Repairing and Insuring Lease for a length of term by negotiation with rent reviews at 3 yearly intervals.

Services

(Not tested parties should rely on their own enquiries.) We understand that all mains services are connected to the property.

Planning

Prospective purchasers should make their own enquiries. The property is understood to benefit from planning for Use Class E of The Town and Country Use Classes Order 1987. The property would lend itself to a variety of retail/commercial uses, subject to statutory consents.

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. 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.



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

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

