



To Let (Ground Floor Shop): 35 Castle Foregate

Shrewsbury | Shropshire | SY1 2EH





To Let - Prominent Ground Floor Retail Opportunity on Castle Foregate, Shrewsbury

The property comprises a prominently located ground floor shop unit fronting onto one of the main arterial routes into Shrewsbury town centre. Situated on the edge of the town centre at 35 Castle Foregate, the unit benefits from strong visibility and passing traffic, making it an attractive opportunity for a range of occupiers.

The accommodation provides a Total Net Sales Area of Approximately 619 sq ft (57.09 sq m) and is suitable for a variety of uses, subject to the necessary statutory consents. The property is available to let at a rent of £12,000 per annum (exclusive), offering an affordable and well-positioned retail opportunity in a well-established commercial location.

35 Castle Foregate

The property comprises of a prominently located ground floor lock up shop unit with a Total Net Internal Sales Area of Approximately 619 ft sq (57.09 m sq) and a staffroom, toilet and rear lobby area.

The property benefits from a fully glazed shop front and would lend itself to a variety of commercial uses, subject to any statutory consents.

The shop unit has a suspended ceiling and a generally open plan sales area.



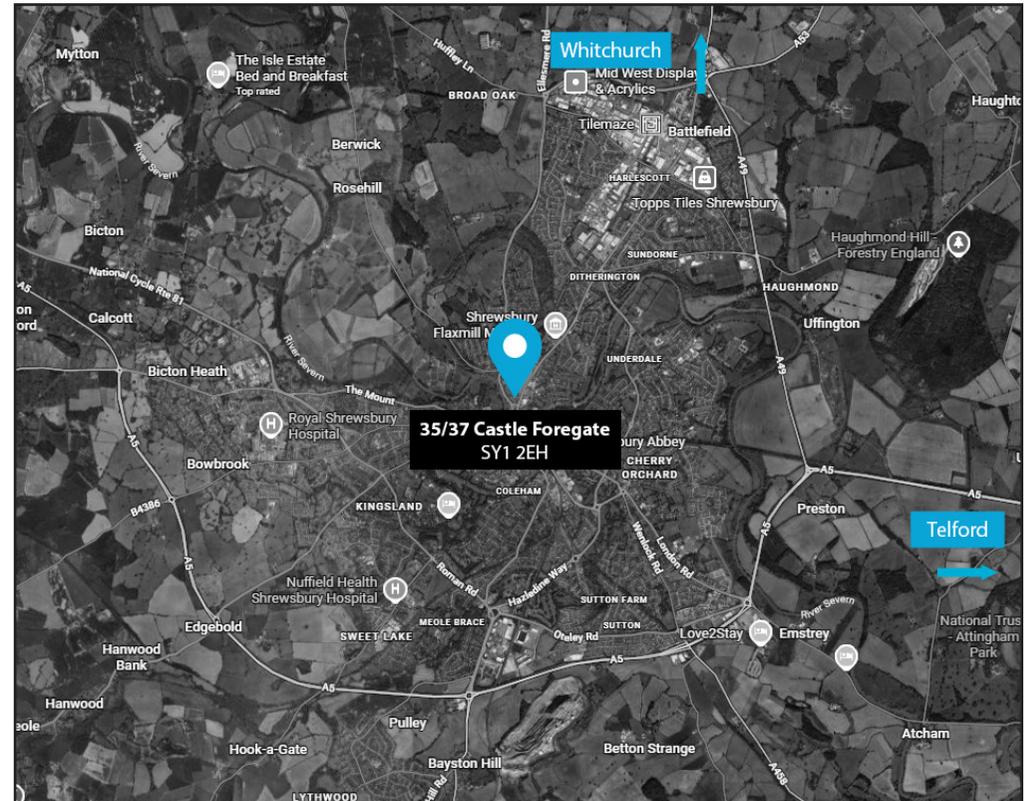
Location

The property is prominently situated fronting onto Castle Foregate, one of the principal routes into Shrewsbury town centre from the north and east. Located on the northern edge of the town centre, the property benefits from strong visibility and accessibility, with nearby amenities including the railway station and main Post Office.

Key Location Highlights

- Fronting Castle Foregate, a main arterial route into Shrewsbury town centre.
- Positioned on the edge of the town centre, close to Shrewsbury Railway Station.
- Surrounded by a mix of established occupiers including Morris Lubricants, a dental surgery and various takeaway operators
- On-street parking available in the immediate vicinity.
- Shrewsbury lies 16.3 miles west of Telford and 31.5 miles north of Wolverhampton.
- Access to the national motorway network via the M54 at Telford.

Shrewsbury is the county town of Shropshire and serves as an important administrative, commercial and tourist centre. The town benefits from strong regional connectivity and a diverse local economy, making it an attractive location for retail and service-based occupiers.



Accommodation

STAFF ROOM - 54 ft sq | 4.98 m sq

TOILET - 54 ft sq | 4.98 m sq

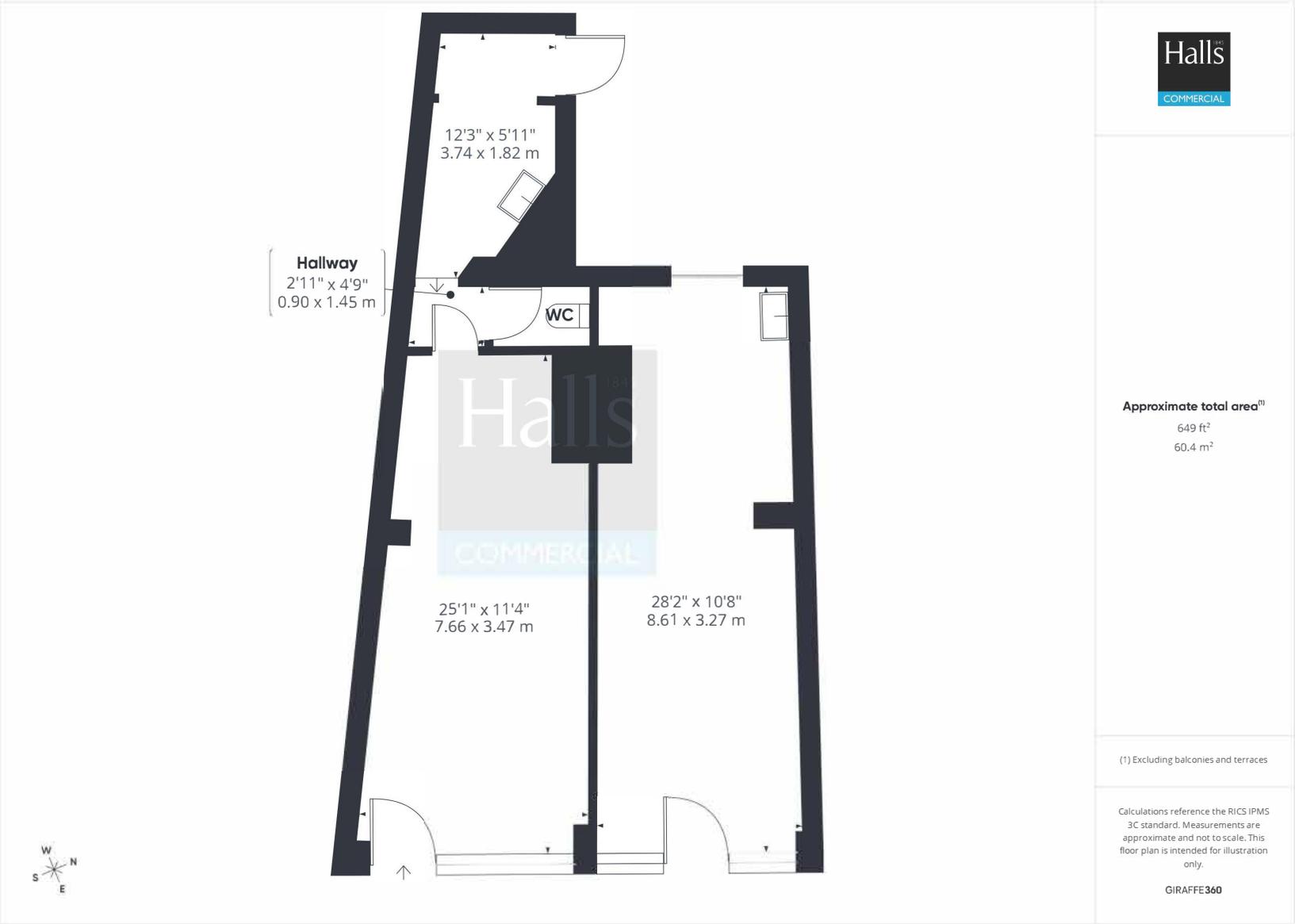
REAR LOBBY AREA - 54 ft sq | 4.98 m sq

TOTAL NET SALES AREA - 619 ft sq | 57.09 m sq

ALL MEASUREMENTS ARE APPROXIMATE



Floor Plan



Key Details

Rateable Value

Current Rateable Value = £7,700 (2023 - present)

Rent

£12,000 (Twelve thousand pounds) per annum payable quarterly in advance.

VAT

The property is understood to be elected and therefore VAT is charged on the rent.

EPC

The Energy Rating for the property is E.

Valid until 7 December 2026 Certificate number 9762-3069-0166-0390-6025.

Legal Costs

The tenant is to be responsible for the landlord reasonable legal costs incurred in respect of the granting of the lease.

Local Authority

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

 0345 678 9000

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

Tenure

The property is offered to let on a new lease for a length of term by negotiation. The lease will be granted on Tenants Internal Repairing and Insuring Terms with the tenant being responsible for the maintenance of the shop front. There will be rent reviews at 3 yearly intervals.

Services

(Not tested at the time of inspection) All mains water, electricity and drainage are connected to the property.

Planning

The property is understood to benefit from Use Class E. The property would lend itself to a variety of potential 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:

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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

