

# TO LET

# TSR

TOWLER SHAW ROBERTS

## WELL APPOINTED GROUND FLOOR RETAIL PREMISES IN PRIME TOWN CENTRE LOCATION



**UNIT 2, TALBOT HOUSE  
11-15 MARKET STREET  
SHREWSBURY  
SHROPSHIRE  
SY1 1LG**

- Attractive retail premises occupying the ground floor of this substantial four storey building extending in total to approx. 1,904 sqft (176.91 sqm)
- Stylishly presented throughout with large open plan retail area with attractive glazed frontage.
- Highly sought after Town Centre premier retailing location positioned just off the main Square, set amongst a variety of occupiers including:, Fat Face, Jigsaw and Côte Brasserie whilst neighbouring the Shrewsbury Museum & Art Gallery.
- Valuable Class A1 and A3 planning consent in place
- Available To Let on a new 10 year lease. Initial Rent: **£25,000** per annum exclusive.

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

The property occupies a prominent position within one of Shrewsbury's well established town centre retailing locations just off the main Square, set amongst a host of national and independent traders including: Fat Face, Jigsaw, Seasalt, Starbucks and Côte Brasserie whilst neighbouring the Shrewsbury Museum & Art Gallery

Shrewsbury is the County Town and administrative centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk road approximately 55 miles north west of Birmingham, 18 miles west of Telford and 40 miles south of Chester.

## Description

The premises comprise a large open plan ground floor retail unit extending to approx. 1,904 sqft (176.91 sqm).

The contemporary styled accommodation boasts a large open plan retail area and reception to the ground floor with attractive glazed frontage and combined heating and comfort cooling system together with kitchenette and disabled wc facilities to the rear.

The premises offer stylishly presented accommodation that lends itself suitable for a variety of retail uses or alternatively as a restaurant or similar operation.

## Accommodation

	SQFT	SQM
Ground Floor	1,904	176.91

## Services (Not Checked or Tested)

Mains water, electricity and drainage services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

## Tenure

The premises are available To Let on a new Tenant's full repairing and insuring lease for a minimum term of 10 years, subject to 5 yearly upward only rent reviews.

## Rent

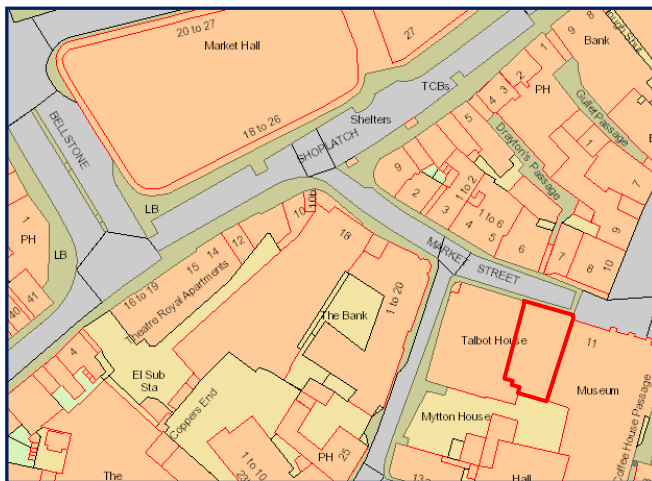
**£25,000** per annum exclusive rising after 2.5 years to £30,000 pa excl with a minimum increase on the first review to £35,000 pa excl.

## Planning

We understand that the property has consent for use within Classes A1 (Retail) and A3 (Restaurants & Cafes) of the Town & Country Planning (Use Classes) Order 1987.

The property is located within the Shrewsbury Town Conservation area.

Interested parties are advised to make their own enquiries with the Local Planning Authority regarding their intended use.



For Reference purpose only

Scale: Not to Scale

## Energy Performance Rating

Energy Performance Rating: C (71)

## Business Rates

Business Rates are to be reassessed.

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

## Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND  
Tel: 0345 678 9000

## Legal Costs

Each party are to bear their own legal costs incurred with this transaction.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. It is understood the Landlord has elected to charge VAT on the property.

## Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks

## Viewing

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

May 2021

### TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA  
Tel: 01743 243900 Fax: 01743 243999

Also at

### Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE  
Tel: 01952 210222 Fax: 01952 210219

Also at

### 4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA

Tel: 01902 421216 Fax: 01902 426234

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### Important Information

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