

TO LET

TSR

TOWLER SHAW ROBERTS

WELL APPOINTED MODERN 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 and lower ground floor of this substantial four storey building extending in total to approx. 3,177 sqft (295.17 sqm)
- Stylishly presented throughout with large open plan retail area to the ground floor and the lower ground floor configured to incorporate several cellular treatment rooms and impressive central hallway.
- Highly sought after Town Centre premier retailing location positioned just off the main Square, set amongst a variety of occupiers including: Carluccio's, Fat Face, Jigsaw Clothing and Côte Brasserie whilst neighbouring the Shrewsbury Museum & Art Gallery and Loch Fyne.
- Valuable Class A1 and A3 planning consent in place
- Available To Let on a new 10 year lease. Rent: **£40,000** per annum exclusive.

Call 01743 243900

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 clothing, Seasalt Cornwall, Carluccio's and Côte Brasserie whilst neighbouring the Shrewsbury Museum & Art Gallery and Loch Fyne Sea Food and Grill Restaurant.

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 with additional accommodation to the lower ground floor extending in total to approx. 3,177 sqft (295.17 sqm). Having operated until recently as a boutique hair salon to the ground floor with attractively styled beautician accommodation to the lower ground floor.

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 lower ground floor is currently configured to incorporate an impressive central hallway with feature spiral staircase, 5 cellular treatment rooms, shower room, kitchenette and storeroom.

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
Basement	1,273	118.26
TOTAL	3,177	295.17

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

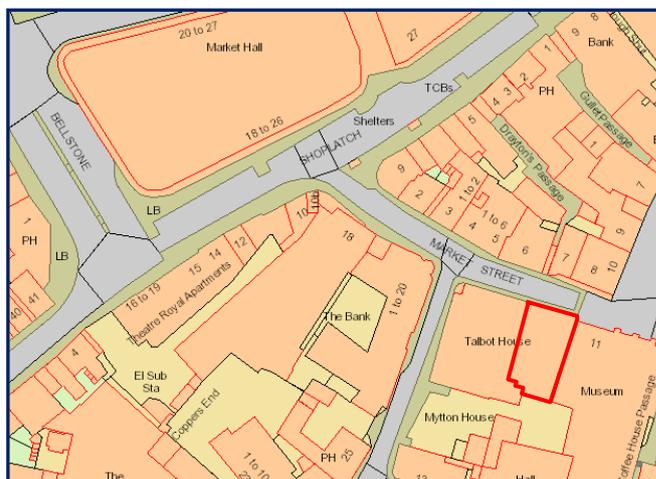
The premises are available To Let on a new Tenant's full repairing and insuring lease for a minimum term of 10 years, subject to 5 yearly upward only rent reviews.

Rent

£40,000 per annum exclusive

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. We understand that the property is located within the Shrewsbury Town Conservation area. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating C (71)

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Hairdressing Salon and premises

Rateable Value – £35,500

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.

January 2020

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