

TO LET

TSR

TOWLER SHAW ROBERTS

ATTRACTIVE RETAIL SHOP IN PRIME TOWN CENTRE LOCATION



**13 THE SQUARE
SHREWSBURY
SHROPSHIRE
SY1 1LH**

- Attractive retail shop occupying the ground and lower ground floor of this substantial four storey building extending in total to approx. 1,761 sqft (163.6 sqm)
- Stylishly presented with full width glazed frontage, two open plan retail areas and spacious rear stockroom.
- Highly sought after Town Centre premier retailing location in the square, set amongst a variety of occupiers including: Jigsaw Clothing, Barbour, Côte Brasserie and Starbucks.
- Available To Let by way of Lease Assignment.
- Current passing rent: **£35,000** per annum exclusive rising to **£37,500** per annum exclusive in June 2021.
- Premium Offers are invited for the balance of the existing lease

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, set amongst a host of national and independent traders including: Jigsaw Clothing, Barbour, Pockets Designer Men's Wear, Goldsmith Jewellers, Côte Brasserie and ASK Italian whilst also neighbouring the Music Hall and opposite the Old Market Hall.

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

Occupying the ground and lower ground floor of this attractive four storey Grade II Listed building of traditional brick construction, this stylishly presented retail shop extends in total to approx. 1,761 sqft (163.60 sqm) incorporating two large open plan retail areas, spacious rear stockroom, tea point and wc facility.

The contemporary styled accommodation boasts a full width glazed frontage with recessed entrance, part laminate/carpet flooring to the retail areas, spot lighting and built-in security shutter.

Accommodation

Shop frontage	5.87m	19'3"
Shop depth	18.28	59'9"
	Sqft	Sqm
Ground floor retail area	904	83.96
Rear stock room	260	24.18
Lower ground floor retail area	597	55.46
Total	1,761	163.60

Tenure

The premises are available To Let by way of an assignment of the existing Lease expiring in December 2027 on a Tenant's apportioned full repairing and insuring basis. Further details regarding the existing Lease are available from the Letting Agents upon request.

Assignment of the existing Lease is subject to the Landlord's prior consent.

Rent

The current passing rent is **£35,000** per annum exclusive rising to **£37,500** per annum exclusive in June 2021. The Lease is subject to an upward only rent review in 2022.

Premium offers are invited for the unexpired leasehold interest.

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 – Shop and premises
Rateable Value – £24,750

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.

TSR House

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

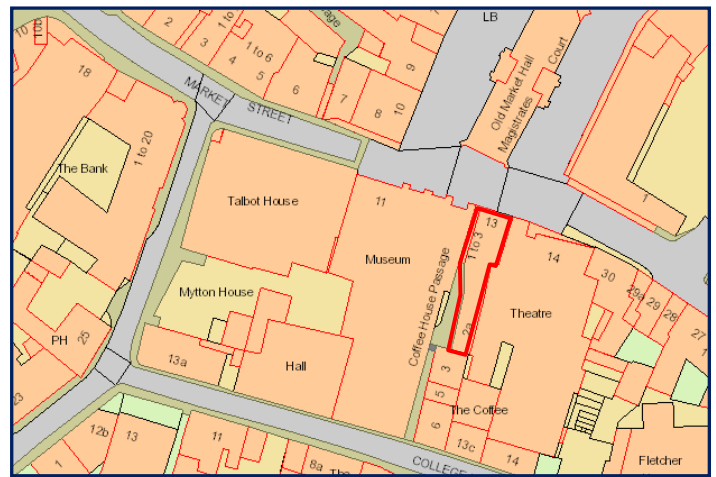
Also at

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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For Reference purpose only

Scale: Not to Scale

Services (Not Checked or Tested)

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

Energy Performance Rating

To be confirmed

Planning

We have been informally advised that the property has consent for use within Class A1 (Retail) of the Town & Country Planning (Use Classes) Order 1987. We understand that the property is a Grade II Listed Building and 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.

Local Authority

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

Legal Costs

The incoming Tenant will be responsible for payment of the Landlord's legal costs including Stamp Duty and VAT in connection with the assignment of the Lease.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

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.

June 2018

Consumer Protection from Unfair Trading Regulations 2008

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