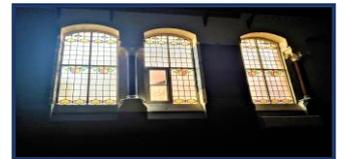
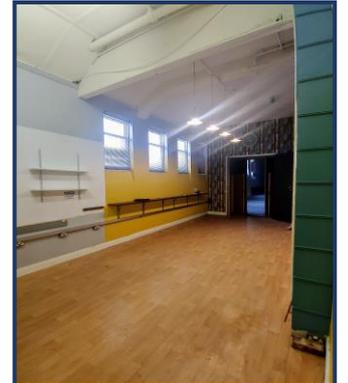


TO LET

TSR

TOWLER SHAW ROBERTS

UNIQUE COMMERCIAL PREMISES IN CONVENIENT TOWN CENTRE LOCATION JUST OFF THE MAIN SQUARE



**WIGHTMAN HALL,
PRINCESS STREET,
SHREWSBURY,
SHROPSHIRE
SY1 1LP**

- Spacious period commercial premises comprising of hall and gallery viewing area extending to approx. 3,552 sqft (330.05 sqm)
- Previously used as an Antique Centre and latterly as a Theatre, the property provides versatile accommodation offering scope for a range of alternative commercial uses (subject to planning)
- Occupying a convenient Town Centre location just of the Main Square, close to all amenities
- Available on a new Lease with flexible terms. Rent £20,000 per annum exclusive

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property is situated in the heart of the historic County Town of Shrewsbury just off the main Square and close to Cote restaurant, the Shrewsbury Museum and Tourist Information Centre and Old Market Hall. The main retail area of Pride Hill, with its two covered shopping centres are also within close proximity.

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

Description

The property comprises a large period premises which were originally built as a Meeting Hall but have since been operated as an Antiques Centre and more recently as a Theatre.

The property provides spacious open-plan accommodation with reception room, main hall and upper floor gallery viewing area to the rear. Features include ornate period ceiling, timber boarded floor and high-level stain glass windows. Separate Male/Female toilet facilities are located off the main hall.

The property offers scope for a variety of showroom / retail / restaurant / commercial uses subject to planning with a change of use for offices granted and is available for immediate occupation.

Accommodation

Ground Floor Pedestrian Entrance from Princess Street:

	SQFT	SQM
Reception Room	401	37.29
Main Hall	2,762	256.58
Upper Floor Gallery Area	389	36.18
Total	3,552	330.05

Services (Not Checked or Tested)

We understand that mains water, electricity, and drainage services are connected to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The property is available To Let on a new Tenant's internal repairing and insuring basis for a term of 5 years or multiples thereof, subject to 5 yearly upward only rent reviews.

Rent

£20,000 per annum exclusive, payable quarterly in advance.

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 – Showroom and premises

Rateable Value – £18,000

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.



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating – D76

Planning

The property was previously used and operated as an Antiques Centre and most recently as a theatre. The property lends itself for a range of alternative showroom / retail / restaurant / commercial purposes subject to requisite planning and with a change of use for offices granted.

Interested parties are advised to make their own enquiries with the Local Planning Authority with regard to their proposed use of the property.

Local Authority

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

VAT

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

Legal Costs

The incoming Tenant will be expected to pay the Landlord's reasonable legal costs in connection with the grant of the Lease.

Viewing

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

November 2020

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

Towler Shaw Roberts is a Limited Liability Partnership Registered in England and Wales No. OC30592-4

Misrepresentation Act 1967

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that:

- (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract,
- (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy,
- (iii) No employer of Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and
- (iv) The reference to any plant, machinery, equipment, services, fixtures or fitting at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."