

# TO LET

(BY WAY OF LEASE ASSIGNMENT)

# TSR

TOWLER SHAW ROBERTS

## ATTRACTIVE RESTAURANT PREMISES IN PROMINENT TOWN CENTRE LOCATION



**8 MARKET PLACE  
SHIFNAL  
SHROPSHIRE  
TF11 9AZ**

- Attractive Grade II Listed restaurant building extending in total to approx. 1,570 sqft (145.86 sqm)
- Accommodation incorporating: ground floor restaurant with approx. 30 covers, commercial kitchen and private living accommodation to the first and second floor
- Prominent roadside position within a sought after Town Centre location close to public car parks and Shifnal Railway Station.
- To Let by way of Lease Assignment. Premium offers in the region of £45,000 are invited.
- Current Passing Rent: **£15,250** pa exclusive.

## Call 01743 243900

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

## Location

Shifnal is located approx. 4 miles south-east of Telford with easy access to Junction 4 of the M54 via the A464 which leads to Wolverhampton.

## Description

This attractive three storey Grade II Listed restaurant building provides stylishly presented accommodation throughout, extending in total to approx. 1,570 sqft (145.86 sqm) incorporating ground floor restaurant with approx. 30 covers, commercial kitchen, dry store and wc facilities together with private living accommodation arranged over the first and second floor including a spacious lounge, bedroom, dining area and bathroom.

## Accommodation

	SQM	SQFT
Ground floor restaurant/seating area	42.16	454
Commercial kitchen	15.01	162
<b>Private Living Accommodation</b>		
Front living room	21.22	228
Bedroom	19.24	207
Dining area	14.83	160
Converted second floor accommodation	33.4	360
<b>Total</b>	<b>145.86</b>	<b>1,570</b>

## Services (Not Checked or Tested)

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

## Tenure

Assignment of the existing Lease expiring in November 2031 is available To Let, which is on a Tenant's full repairing and insuring basis. Inviting premium offers in the region of £45,000 to include a range of Tenant's fixtures and fittings.

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

## Rent

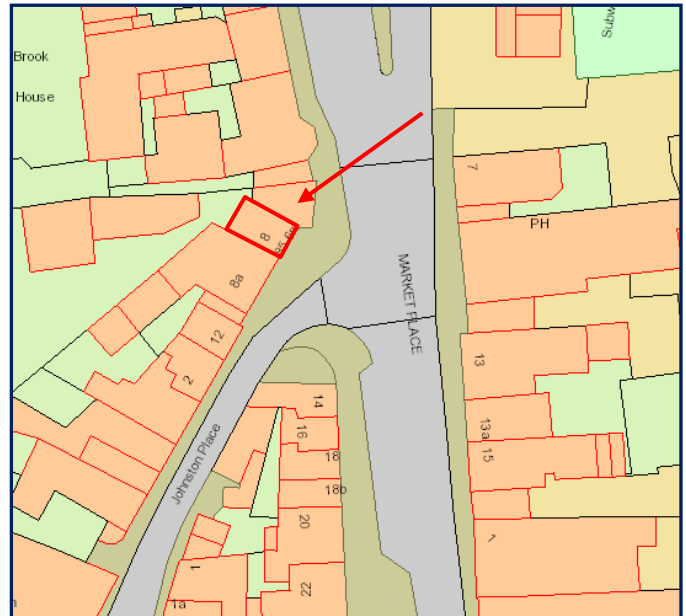
The current passing rent is **£15,250** per annum exclusive payable quarterly in advance.

## 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 – Restaurant and premises  
Rateable Value – £6,200

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

To be confirmed

## Planning

We understand that the property has consent for use within Class A3 (Restaurants/Cafés) of the Town & Country Planning (Use Classes) Order 1987. 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, Shropshire, SY2 6ND Tel: 0345 678 9000.

## Legal Costs

The incoming Tenant will be responsible for the Landlord's legal costs in connection with the assignment of the Lease.

## VAT

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

## Viewing

Strictly by prior appointment with Sole Letting Agents, Towler Shaw Roberts, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA.

January 2019

## TSR House

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

Also at

## Unit 8, Hollinswood Court

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Tel: 01952 210222 Fax: 01952 210219

Also at

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