

TO LET

TSR

TOWLER SHAW ROBERTS

SPACIOUS GROUND FLOOR RETAIL PREMISES IN PROMINENT TOWN CENTRE LOCATION



**GROUND FLOOR
RETAIL PREMISES**
16/17 CASTLE STREET
SHREWSBURY
SHROPSHIRE
SY1 2BB

- Spacious ground floor retail unit extending in total to approx. 1,337 sqft. (124.19 sqm).
- Large open plan retail area with w.c. and storage facilities with attractive display windows to the front and side elevations.
- Occupying a prominent corner position fronting Castle Street, only a short walking distance of Charles Darwin Shopping Centre, the Library and Railway Station.
- Suitable for a variety of retail uses or café/restaurant within Class E
- Available to let on a new Lease. Rent: **£18,500** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property occupies a prominent retail location within Shrewsbury Town Centre set on the corner of School Gardens and fronting Castle Street, the main vehicular route through the Town Centre from the North West. The property is situated close to a number of national occupiers including Marks and Spenser and WH Smith and is within a short walking distance of the main retail area of Pride Hill and the two covered shopping centres. The Library, Shrewsbury Castle and the Railway Station are also situated close by.

The property is located within the 'Castle Quarter' area which has been earmarked by Shropshire Council for an exciting regeneration scheme with a range of initiatives planned. Further details are available at:

<https://newsroom.shropshire.gov.uk/2020/11/shrewsbury-castle-street-castle-quarter/>

Shrewsbury is the historic County Town and main administrative centre of Shropshire and is located at the intersection of the main A5 and A49 trunk roads approximately 12 miles west of Telford, 45 miles North West of Birmingham and 45 miles south of Chester.

Description

Forming part of a 3 storey Grade II Listed property of traditional brick construction, this spacious ground floor retail shop extends in total to approximately 1,337sq.ft. (124.19 sqm) incorporating an open plan retail area with attractive display windows to the front and side, w.c and storage facilities. The property also has the benefit of a canopy providing the potential for an outside seating area.

Accommodation

	SQM	SQFT
Sales Area	1,337	124.19
WC facility and store		
Total	1,337	124.19

Additional accommodation is available if required by separate negotiation. Please contact the agent for further details.

Services (Not Checked or Tested)

It is understood that mains water, electricity and drainage services are presently connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

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

Rent

£18,500 per annum exclusive, payable quarterly in advance.

Business Rates

The property is to be reassessed for business rates upon completion of the new Lease. Interested parties are advised to make their own enquiries with the Valuation Office.



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Asset Rating: E 121

Planning

The property can be used for Retail (shops), Financial & Professional Services or Café/Restaurant use within the recently amended 'Class E' Use Classes Order.

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

The property is a Grade II Listed Building and located within the Shrewsbury Town Conservation area.

Local Authority

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

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in respect of the transaction.

VAT

All costs / prices are exclusive of but subject to VAT if applicable. We are advised that 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 prior appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, SY3 7FA. TEL: 01743 243900.

December 2020

TSR House

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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
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Consumer Protection from Unfair Trading Regulations 2008

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