

TO LET
(DUE TO RELOCATION)

TSR
TOWLER SHAW ROBERTS

ATTRACTIVE RETAIL BUILDING IN PROMINENT TOWN CENTRE LOCATION



**17 ST. MARY'S
STREET
SHREWSBURY
SHROPSHIRE
SY1 1EQ**

- Attractive three storey Grade II Listed retail building extending to approx. 462 sqft (42.91 sqm) with second floor storage in addition.
- Incorporating a contemporary styled open plan retail area to the ground floor with large glazed displays, wc facility and ancillary accommodation including tea point to the first and second floor.
- Prominent Town Centre location on the corner of St. Mary's Street and Church Street. Neighbouring occupiers include Interiors of St. Mary's Street, Pretty Box Pink, Drapers Hall Restaurant, Wace Morgan Solicitors and Royston Blythe Hair Salon.
- To Let by way of Lease Assignment. Current Passing Rent: **£13,000** pa exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a prominent roadside position fronting St. Mary's Street on the corner of Church Street within Shrewsbury Town Centre. Set amongst a variety of other occupiers including Interiors at St. Mary's Street, Pretty Box Pink, Darwin's Kitchen Drapers Hall Restaurant, Wace Morgan Solicitors and Royston Blythe Hair Salon whilst only a short walking distance from the main retail area of Pride Hill.

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

The property comprises a three storey Grade II Listed retail building of traditional brick construction extending to approx. 462 sqft (42.91) across the ground and first floor with additional storage accommodation to the second floor.

The ground floor provides an open plan and contemporary styled retail area with carpeted flooring, lighting and large glazed displays fronting St. Mary's Street with a return frontage to Church Street and a wc facility.

To the first floor is storage accommodation and tea point.

Accommodation

	SQM	SQFT
Ground floor retail area (excl. wc)	31.15	335
First floor store room	8.45	91
Tea point/store room	3.31	36
Second floor storage	-	-
Total	42.91	462

Tenure

The property is held on Lease for a term of 10 years commencing from the 8th April 2016 and is available To Let at a current rent of £13,000 per annum exclusive, which is on a Tenant's qualified full repairing and insuring basis limited by way of reference to a photographic schedule of condition. Further information can be obtained 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 **£13,000** 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 – Shop and premises
Rateable Value – £6,800

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

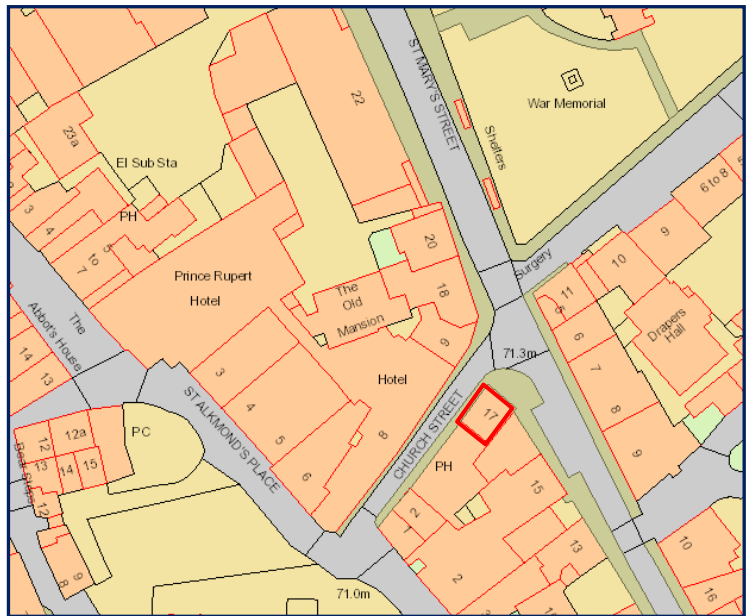
Also at

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

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



For Reference purpose only

Scale: Not to Scale

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.

Energy Performance Rating

Energy Performance Asset Rating: To be confirmed

Planning

It is understood that the property has an established use for retail within Class A1 of the Town & County 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, 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. We have been advised that the Landlord has not elected to charge VAT on the rent.

Viewing

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

March 2019

Consumer Protection from Unfair Trading Regulations 2008

"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 employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) 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 (v) The reference to any plant, machinery, equipment, services, fixtures or fittings 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."