

FOR SALE

TASTEFULLY REFURBISHED 3 STOREY GRADE II LISTED INVESTMENT RETAIL PROPERTY IN THE HEART OF SHREWSBURY TOWN CENTRE



**11 Fish Street
Shrewsbury
Shropshire
SY1 1UR**



EXECUTIVE SUMMARY

- ❖ Attractive 4 storey Grade II Listed retail investment property extending in total to approx. 962 sqft (89.33 sqm).
- ❖ Tastefully renovated in 2018 whilst retaining many original features.
- ❖ Versatile accommodation arranged over three floors with attic storage space.
- ❖ Highly sought-after location within the heart of Shrewsbury Town Centre amongst a variety of independent and boutique retailers.
- ❖ Currently let to Messrs S Ursache & D Mincu T/A Dark Spectrum Tattoo Collective on a 6 year lease from October 2020 at a rent of £15,000 per annum exclusive on a Tenant's full repairing and insuring basis.
- ❖ Offers in the region of **£265,000** are invited for the freehold interest. A purchase at this level reflects a gross yield of 5.66%.



For Reference purpose only

Scale: Not to Scale

LOCATION

The property occupies a convenient location at the corner of Fish Street and Grope Lane, which leads directly to the main High Street within the heart of Shrewsbury Town Centre.

The main High Street boasts a wide range of national and independent retailers with Costa Coffee, Jones the Bootmakers and White Stuff within close proximity together with a number of boutique retail outlets, the Prince Rupert Hotel and the main retail area of Pride Hill only a short distance away.

Shrewsbury is the historic County Town and main administrative centre of Shropshire strategically 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

This attractive Grade II Listed building is understood to date from circa 1640 being of oak timber frame construction with painted rendered elevations beneath a pitched tiled roof and provides versatile accommodation arranged over three floors extending in total to approx. 962 sqft (89.33 sqm) with separate attic storage above.

The property was extensively and tastefully renovated by the current owner in 2018 retaining many of its original features including exposed oak frame timber beams, inglenook fireplace with cast iron range, boarded floors, timber panelling and sash windows.

A number of modern fittings have also been installed including LED spot lights, security alarm, video monitoring and recording system, electric panel heaters, telephone and data connection points, fire and smoke alarm system (incl. Redcare cover) and fitted stainless steel units to lower ground floor kitchen area.

ACCOMMODATION

	SQM	SQFT
Ground Floor- Retail Sales	32.76	353
Lower Ground Floor- Kitchen	22.66	244
Understairs Storage Cupboard		
Separate W.C.		
First Floor - Sales Area	33.92	365
Attic Store	6.47	70

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

Current Rateable Value – £7,400

Rateable Value from April 2023 - £8,800

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.

PLANNING

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.



Ground Floor



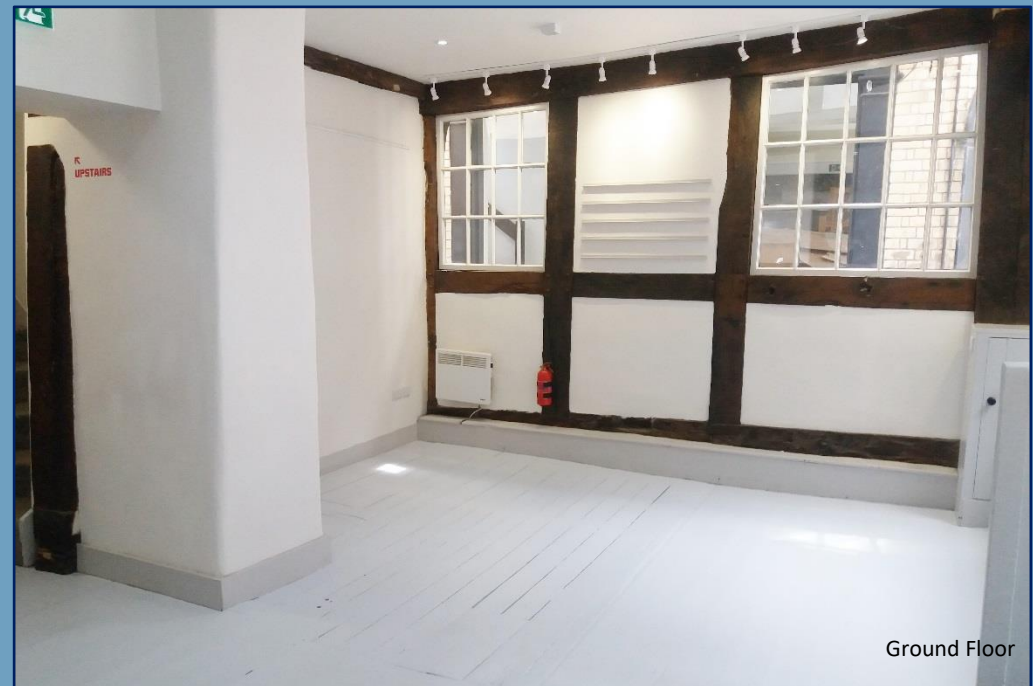
First Floor

SERVICES (Not Checked or Tested)

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

ENERGY PERFORMANCE RATING

Energy Performance Asset Rating: D 79



Ground Floor

