

TO LET

TSR

TOWLER SHAW ROBERTS

SPACIOUS GROUND FLOOR RETAIL PREMISES IN PROMINENT TOWN CENTRE LOCATION



**6 HIGH STREET
SHREWSBURY
SHROPSHIRE
SY1 1SP**

- Spacious ground floor retail premises extending to approx. 1,788 sqft (166.1 sqm) with attractive glazed frontage.
- Well-appointed accommodation suitable for a variety of uses.
- Situated in a popular and busy location in Shrewsbury Town Centre, with nearby occupiers including Waterstones, White Stuff, HSBC, Beefy Boys and Starbucks Coffee.
- Available To Let on a new Lease. Rent: **£38,500** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a prominent position fronting High Street, located amongst an array of boutique national and independent occupiers including Saltrack, Seasalt, Crew Clothing, White Stuff, Jones Bootmaker and Starbucks Coffee. There are several public car parks nearby and the town's train station is within convenient walking distance.

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

Description

Occupying the ground floor and basement of this well-located Grade II Listed four-storey building, this attractive retail unit extends to approx. 1,788 sqft (166.1 sqm) having the benefit of a large attractive glazed frontage.

The property has been fitted out to a high specification with a contemporary styled ground floor retail unit in addition to a rear store room and kitchen, with the large basement providing further storage accommodation.

Accommodation

	Sqft	Sqm
Ground Floor		
Retail Sales Area	1,112	103.3
Storage Room	39	3.6
Staff Kitchen	83	7.7
Basement		
Storage	689	64.0
TOTAL	2,205	205.1

Services (Not Checked or Tested)

Mains water, electricity and drainage services are understood to be 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 term of years to be agreed.

Rent

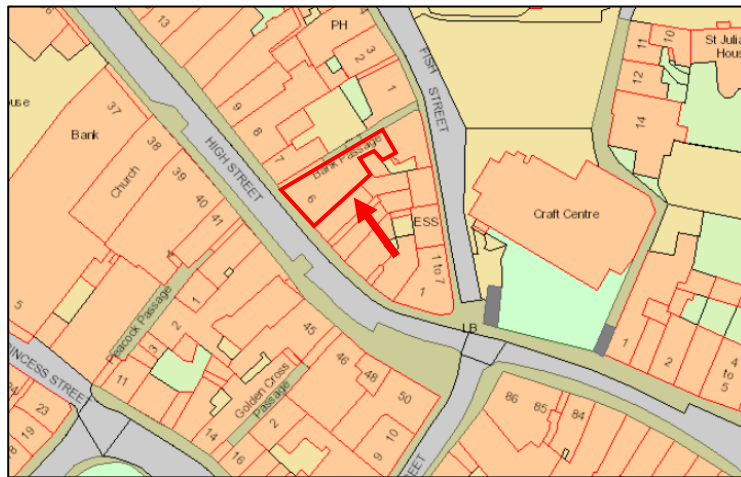
£38,500 per annum exclusive, payable quarterly in advance.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Shop and premises
Rateable Value – £33,750

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

Energy Performance Asset Rating: E 106

Planning

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

Handover

The existing lease expires on 24th March 2024. The Tenant has indicated that they would be prepared to provide vacant possession prior to this date.

Legal Costs

The incoming Tenant will be responsible for payment of the Landlord's reasonable legal costs including Stamp Duty and VAT in connection with the grant of the Lease.

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 if applicable.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the Joint Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900 or Cooper Green Pooks, 3 Barker Street, Shrewsbury, Shropshire, SY1 1QF 01743 2766666.

December 2023 / Amended March 2024

TSR House

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Tel: 01743 243900

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216

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Important Notice

"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."