

TO LET

TSR

TOWLER SHAW ROBERTS

HIGH QUALITY RESTAURANT PREMISES IN SOUGHT AFTER TOWN CENTRE LOCATION



**11A FISH STREET
SHREWSBURY
SHROPSHIRE
SY1 1UR**

- Attractive and well-appointed period restaurant property extending in total to approx. 3,416 sqft (317.32 sqm) with the benefit of a fully fitted kitchen.
- Stylishly presented accommodation, arranged over two floors with attractive glazed return frontage and external seating area.
- Highly sought-after location within the heart of Shrewsbury Town Centre amongst a variety of independent and boutique retailers.
- The premises are considered suitable for a range of uses, subject to planning.
- Available To Let by way of a Lease Assignment at nil premium. Current passing rent: **£25,000 per annum** exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property is ideally situated on the corner of the attractive cobbled road 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 vast range of 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 is only a short distance away.

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

The property comprises an attractive period building arranged over two floors of traditional brick construction and provides a total internal floor area of approx. 3,416 sqft (317.32 sqm).

The property has been fully refurbished and upgraded to provide a well-appointed and stylishly presented restaurant with approximately 90 covers to the main ground floor seating area with a large glazed return frontage and charming external seating area.

Additionally, there is a sizeable bar and an open plan fully fitted commercial kitchen and preparation area leading to the main dining room.

The first floor provides a large function room, with the benefit of a bar servery, toilet facilities and separate office/store room. The ground floor also provides a bin storage area with access off Grope Lane.

Accommodation

	Sq.ft.	Sq.ft.
Ground floor restaurant	1,773	164.72
Commercial kitchen & preparation area	531	49.33
First floor bar and seating area	1,112	103.27
Total	3,416	317.32

Services (Not Checked or Tested)

Mains water, electricity, gas and drainage services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

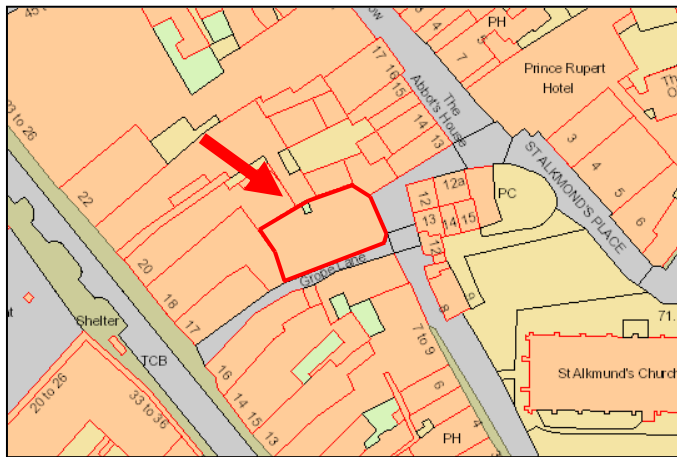
Tenure

The property is held on Lease for a term of 10 years from 14th October 2022 on a Tenant's full repairing and insuring basis (limited by reference to a schedule of condition). The current passing rent is £25,000 per annum exclusive, rising to £27,500 per annum exclusive in years 3 & 4 and £30,000 (Thirty Thousand Pounds) per annum exclusive in year 5.

Assignment of the existing Lease is subject to the Landlord's prior consent. A new lease may also be considered.

Energy Performance Rating

Energy Performance Asset Rating: C (64)



For Reference purpose only

Scale: Not to Scale

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 – £38,000

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

The property 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, SY2 6ND.

Tel: 0345 678 9000.

Legal Costs

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

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord has not elected to charge VAT on the property at the present time.

Anti-Money Laundering (AML) Regulation

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from any applicants, in addition to the usual references and credit checks.

Viewing

Strictly by appointment with the Sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

February 2024

TSR House

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Important Notice

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