

TO LET

TSR

TOWLER SHAW ROBERTS

PROMINENT AND HIGH PROFILE TOWN CENTRE RETAIL PREMISES



**60 WYLE COP
SHREWSBURY
SHROPSHIRE
SY1 1UX**

- Ground floor retail unit extending to approximately 524 sqft (48.67 sqm) with attractive display frontage.
- Forming part of an imposing and iconic Grade II Listed period building, occupying a prominent location within Shrewsbury Town Centre
- Situated in a popular and busy location in Shrewsbury Town Centre, amongst a mix of independent/boutique retailers, restaurants and public houses
- Considered suitable for a range of retail uses with a busy footfall
- Rent: **£14,500** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a very prominent location at the junction of Wyle Cop and Beeches Lane, being the main pedestrian and traffic routes into Shrewsbury Town Centre from English Bridge. Wyle Cop is a popular shopping area within the town supporting a wide range of independent and boutique retailers including fashion, beauty, jewellery and other specialist uses with the NCP and St. Julian's public car parks nearby.

Shrewsbury is the County Town and Administrative Centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk roads, approximately 47 miles north west of Birmingham, 15 miles west of Telford and 40 miles south of Chester.

Description

Forming part of this imposing and iconic Grade II Listed building, the ground floor premises comprise an attractive retail unit providing versatile accommodation with front sales area and separate office/display area at the rear extending to approx. 524 sqft (48.76 sqm) in total.

The premises have the benefit of a wide attractive display frontage and offers scope for a range of potential uses benefitting from its prominent location and busy footfall.

Accommodation

	Sqft	Sqm
Front retail area	415	38.58
Rear office/display	109	10.09
Staff kitchen and WC		
Total	524	48.67

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 premises are available To Let on a new lease for a term of 3 years or multiples thereof subject to three yearly upward only rent reviews on a Tenant's pro rata full repairing and insuring basis.

Rent

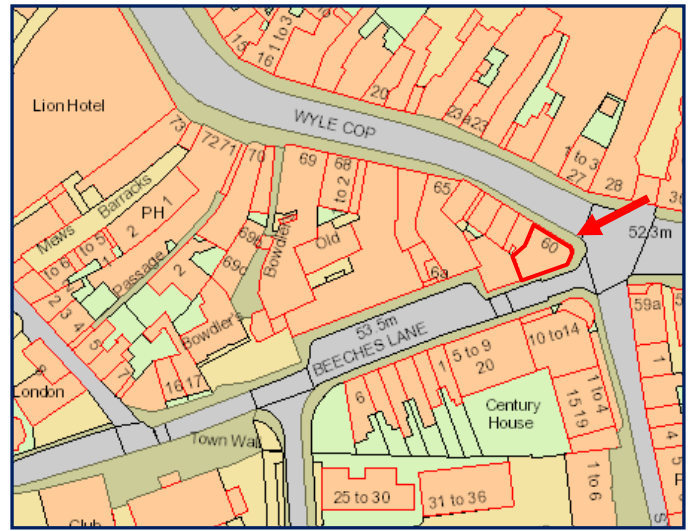
£14,500 per annum exclusive

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 – £12,250

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 (116)

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.

Local Authority

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

Legal Costs

The incoming Tenant will be responsible for payment of the Landlord's legal costs in connection with the grant of the Lease.

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.

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 sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

April 2024

TSR House

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Consumer Protection from Unfair Trading Regulations 2008

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