

37-38
HIGH STREET
SHREWSBURY
SY1 1LR

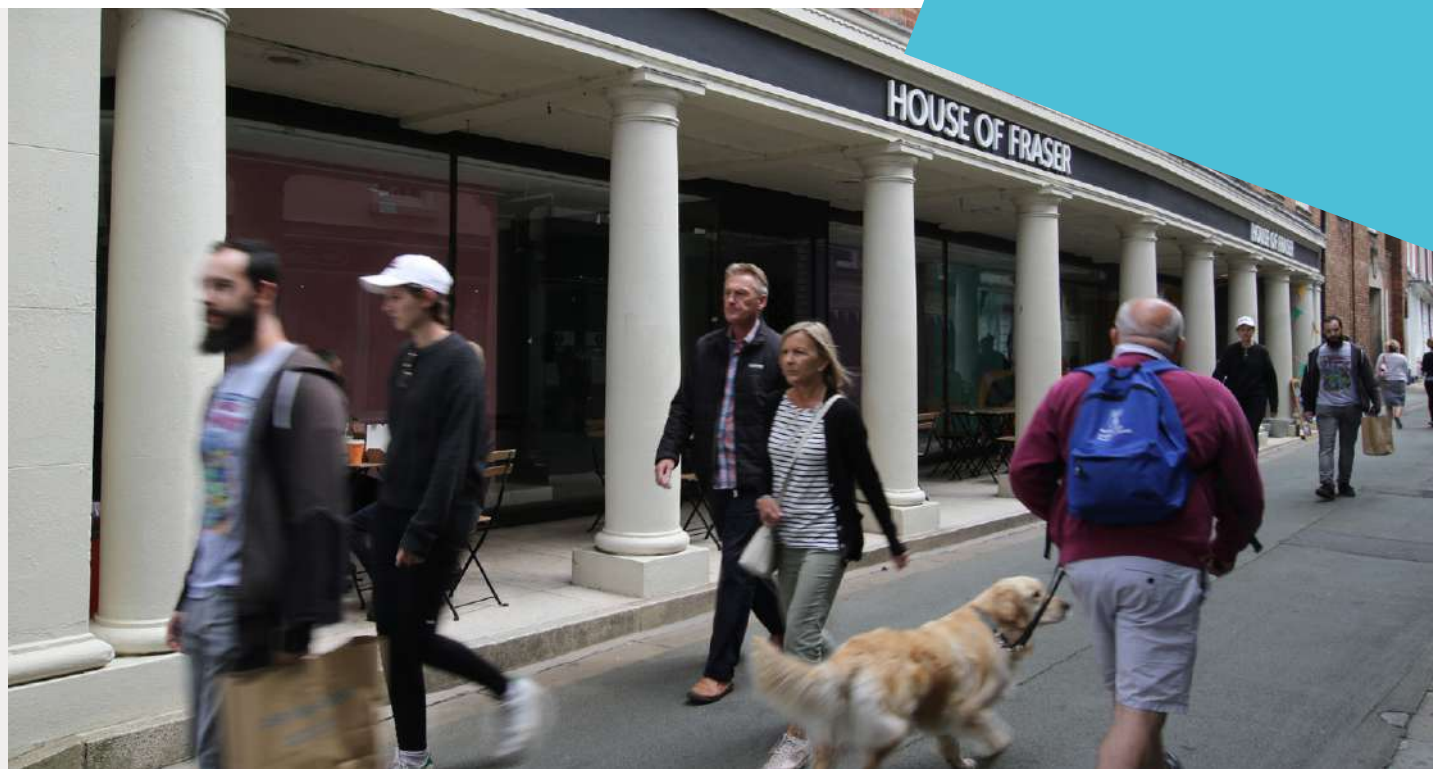
HOUSE OF FRASER

HSBC UK

TO LET

Prominent substantial retail premises
Ground Floor c.12,300sqft GIA, Basement Floor c.11,400sqft GIA
Potential to split into bespoke units available from 1,535sqft

The property occupies a prominent trading position with dual frontages on to High Street and Princess Street, located in the heart of Shrewsbury town centre with nearby retailing streets including The Square and Pride Hill. The immediate location offers a mix of quality retail and leisure operators including JoJo Maman Bebe, White Stuff, Crew Clothing, Seasalt, Neal's Yard, Costa, Cote, Starbucks, Ask Italian and The Old Market Hall Cinema.



Nearby Pride Hill caters for a mixture of national as well as specialist brands including M&S, Boots, WHSmith, Superdrug, Cloggs, L'Occitane, Hobbs and Tesco. Shrewsbury town centre is also home to a plethora of superb local and regional independent fashion, gifts and arts shops, bars, restaurants and cafes.

Short stay on-street car parking, long stay car parking and bus stops are in close proximity.



DESCRIPTION

The property provides a striking period building, with an attractive and distinctive period feature frontage. The building is arranged over 5 floors in total, with the ground floor and basement available for retail and leisure uses. This accommodation can be split, subject to planning consents, to provide units with separate entrances off High Street to the front and Princess Street to the rear.

Internally, the accommodation is presented to a good standard, being a former House of Fraser department store. On the ground floor, there is a change in level approximately halfway into the building. Floor plans for each floor available on request.

TENURE

The premises are available on a new effectively full repairing and insuring lease, for a term of years to be agreed. Offers are invited for any part of the ground and basement floors.



ACCOMMODATION

(All measurements are approximate Gross Internal Areas unless stated otherwise)

As existing

Ground Floor GIA	1,142.5m ²	(12,298 sq ft)
Basement GIA	1,059.6m ²	(11,405 sq ft)

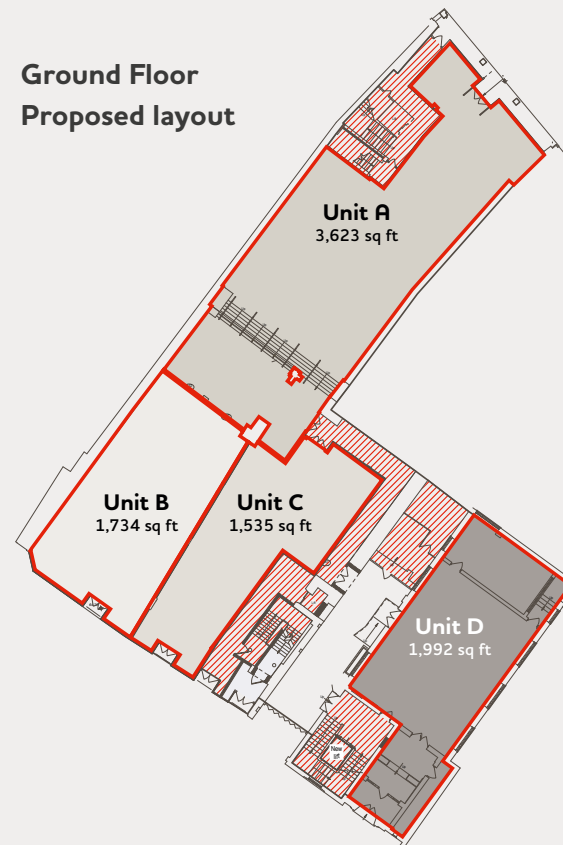
Proposed Split Option (indicative only)

The following areas are net internal

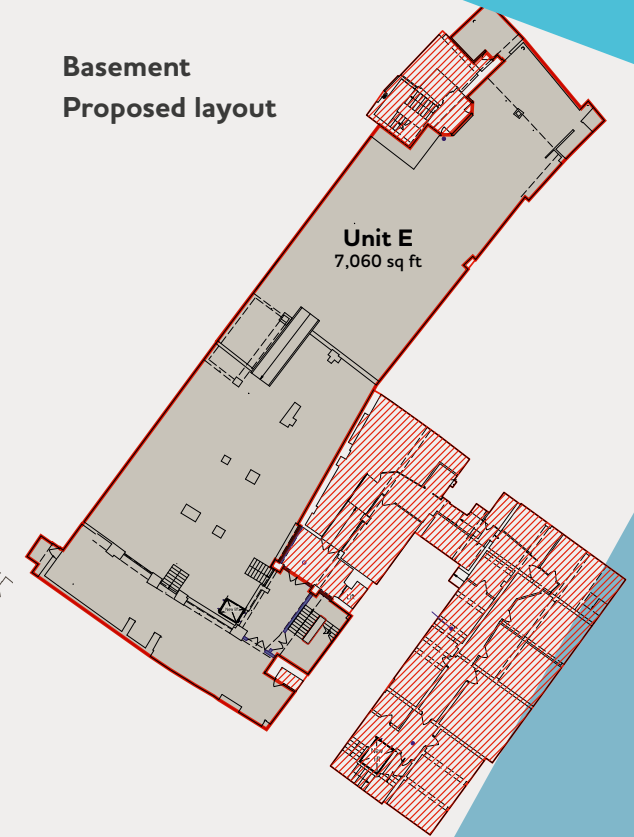
Ground Floor Unit A fronting High Street	336.6 m ²	(3,623 sq ft)
Ground Floor Unit B fronting Princess Street	161.1 m ²	(1,734 sq ft)
Ground Floor Unit C fronting Princess Street	142.6 m ²	(1,535 sq ft)
Ground Floor Unit D fronting Princess Street	185.1 m ²	(1,992 sq ft)
Basement Floor Unit E with access from Princess Street	655.9 m ²	(7,060 sq ft)

Upper Floors – Potentially available for alternative retail leisure or office occupiers

Ground Floor
Proposed layout



Basement
Proposed layout



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37-38
HIGH STREET



RENT

Unit A	£80,000pax
Unit B	£37,500pax
Unit C	£30,000pax
Unit D	£25,000pax
Basement	£80,000pax

COSTS

Each party to be reasonable for their own legal and professional costs.

EPC

Energy Performance Asset Rating: (To be confirmed).

RATING ASSESSMENT

Prospective occupiers are to make their own enquiries with the Local Authority for verification.

The premises will need to be reassessed for any proposed split option.





VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT. At the time of the preparation of these particulars, the Landlord has elected to charge VAT on the premises.

TOWN PLANNING/USE

The premises are understood to have an existing use for Retail within Class A1 and more recently Class E of the Town and Country Planning Use Act.

Other suitable uses for this building include Café/Restaurant, Family Entertainment Leisure uses, Competitive Socialising uses, Gym, Cinema, subject to planning consents where required. Prospective occupiers should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

LOCAL AUTHORITY

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



CONTACT

For all leasing enquiries and unit availability,
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