

**COOPER  
GREEN  
POOKS**



**COOPER  
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TO LET

Shropshire  
Cycle Club

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**POLK**  
TRA

39-40 Castle Street, Shrewsbury, SY1 2BW

Retail Unit to let





## Summary

- Town Centre Retail unit to let on new lease (terms to be agreed).
- Sales area 1,013 sq ft Net Internal Area.
- Rent £22,500 Per Annum (exclusive).
- Large glass frontage.
- Located on popular Castle Street.
- Nearby occupiers include Marks & Spencers, H&M, Barclays Bank, WHSmith and Greggs.
- A short walk to Shrewsbury Railway and Bus Stations and adjacent to bus stop.
- Kitchen amenities included.



Virtual Tour



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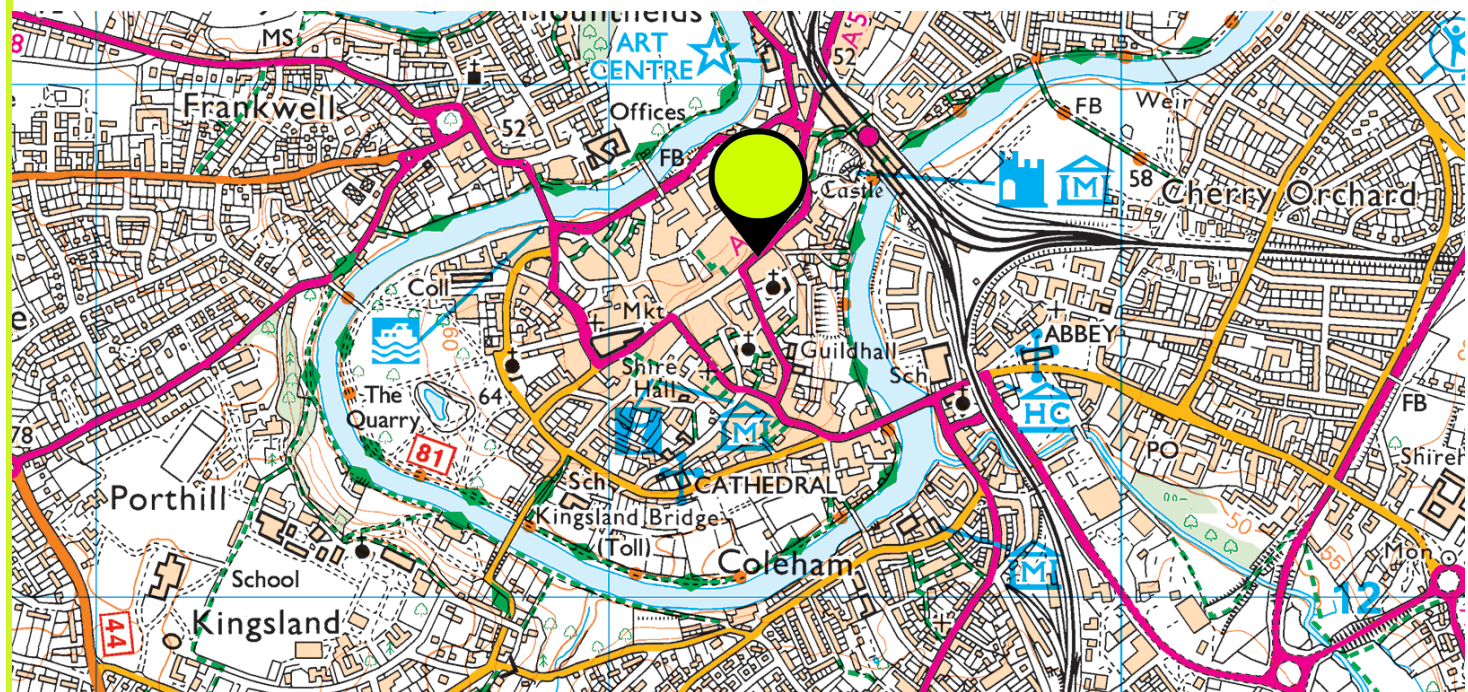
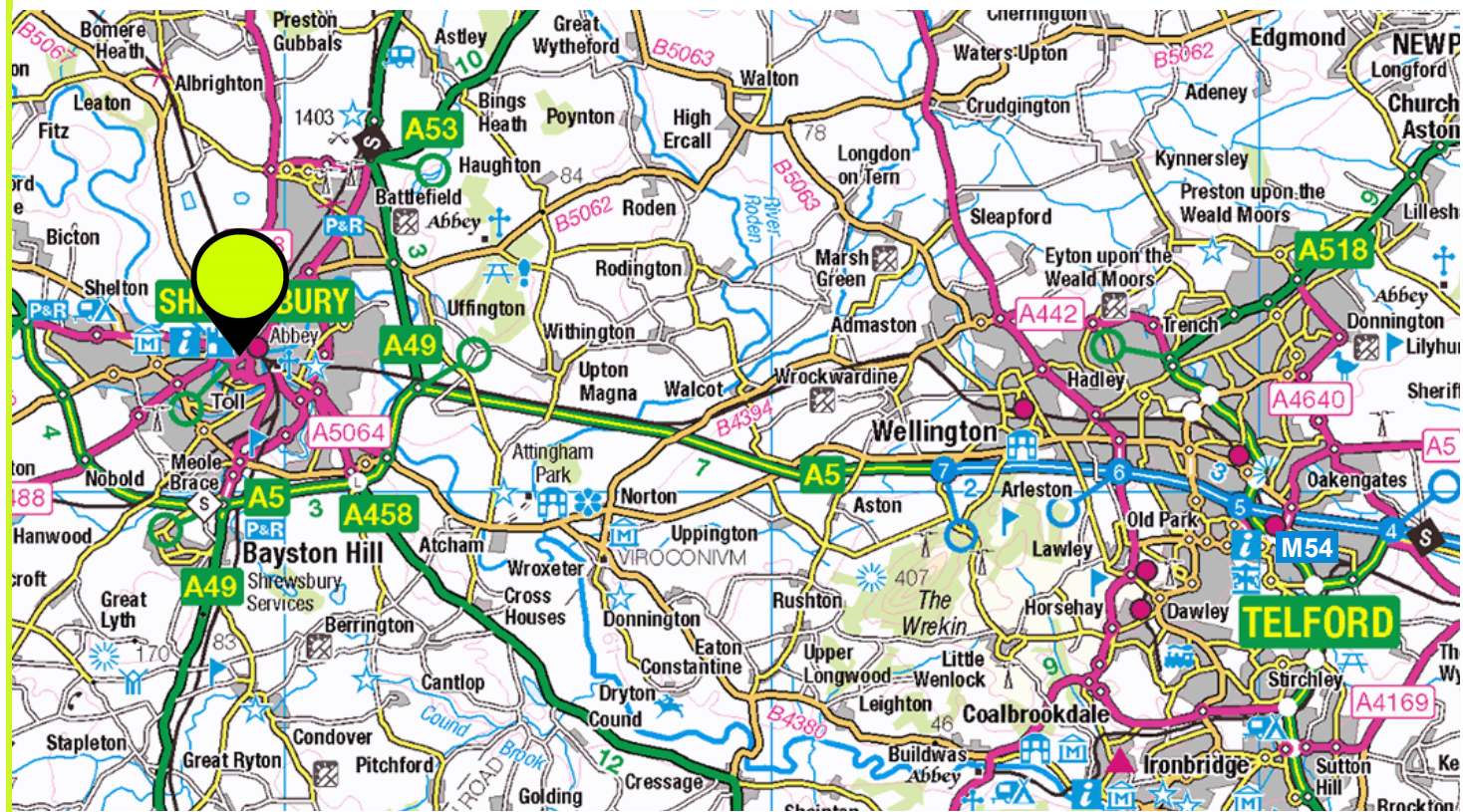
## Description:

39-40 Castle Street is a ground floor retail unit located on Shrewsbury's popular Castle Street. The front elevation has recessed, good sized shopfront and the unit is deemed suitable for a variety of uses.

## Situation:

Located at the top of Castle Street in Shrewsbury's town centre, opposite Marks and Spencers and H&M, neighboring Barclays and a range of independent retailers. Castle street is one of the main routes for both pedestrian and vehicle access through town, connecting the train and bus station to the heart of Shrewsbury.

Shrewsbury is the county town of Shropshire with a borough population of 90,000 and a substantial catchment extending into Mid-Wales.



 what3words



<b>Chester</b> 44 miles	<b>Telford</b> 47 miles
<b>Birmingham</b> 48 miles	



<b>Manchester</b> 2 hours	<b>Telford</b> 24mins
<b>Birmingham</b> 1 hour	



<b>Manchester</b> 1hr 40mins	<b>Liverpool</b> 1hr 40mins
<b>Birmingham</b> 1 hr 10mins	

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## Proposal

This attractive, well located retail unit is available immediately on a new lease (terms to be agreed) at a rent of £22,500 per annum (exclusive).

The unit is also available to purchase at offers over £285,000.

## Accommodation

*(all measurements are approximate and are on a net internal floor area basis).*

Floor	Description	Size (sq ft)	Size (sq m)
Ground Floor	Sales Area	757	70.3
Ground Floor	Kitchen	90	8.4
Ground Floor	Office	166	15.4
<b>Net Internal Area</b>		<b>1013</b>	<b>94.1</b>

## Business Rates:

Current Business Rates: ➤ **£28,250**

Energy Performance Rating: ➤ **B - 44**

## Local Authority:

Shropshire Council,  
The Shirehall,  
Abbey Foregate,  
Shrewsbury,  
SY2 6ND

0345 678 9000

## Planning:

The premises are understood to have an existing use for Class E Retail purposes and are situated within the Shrewsbury Town Centre Conservation Area. Other uses may be considered.

Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

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## Deposit:

A deposit of 3-6 month's rent is typically required.

## References:

The successful applicant will typically need to provide satisfactory references/ company trading accounts.

## Anti-money Laundering and Identity Verification:

To comply with anti-money laundering regulations, we are obliged to verify identify and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

## Fixtures & Fittings:

All items usually classed as tenants' fixtures and fittings, and not mentioned in these details are excluded from the letting.

## Services:

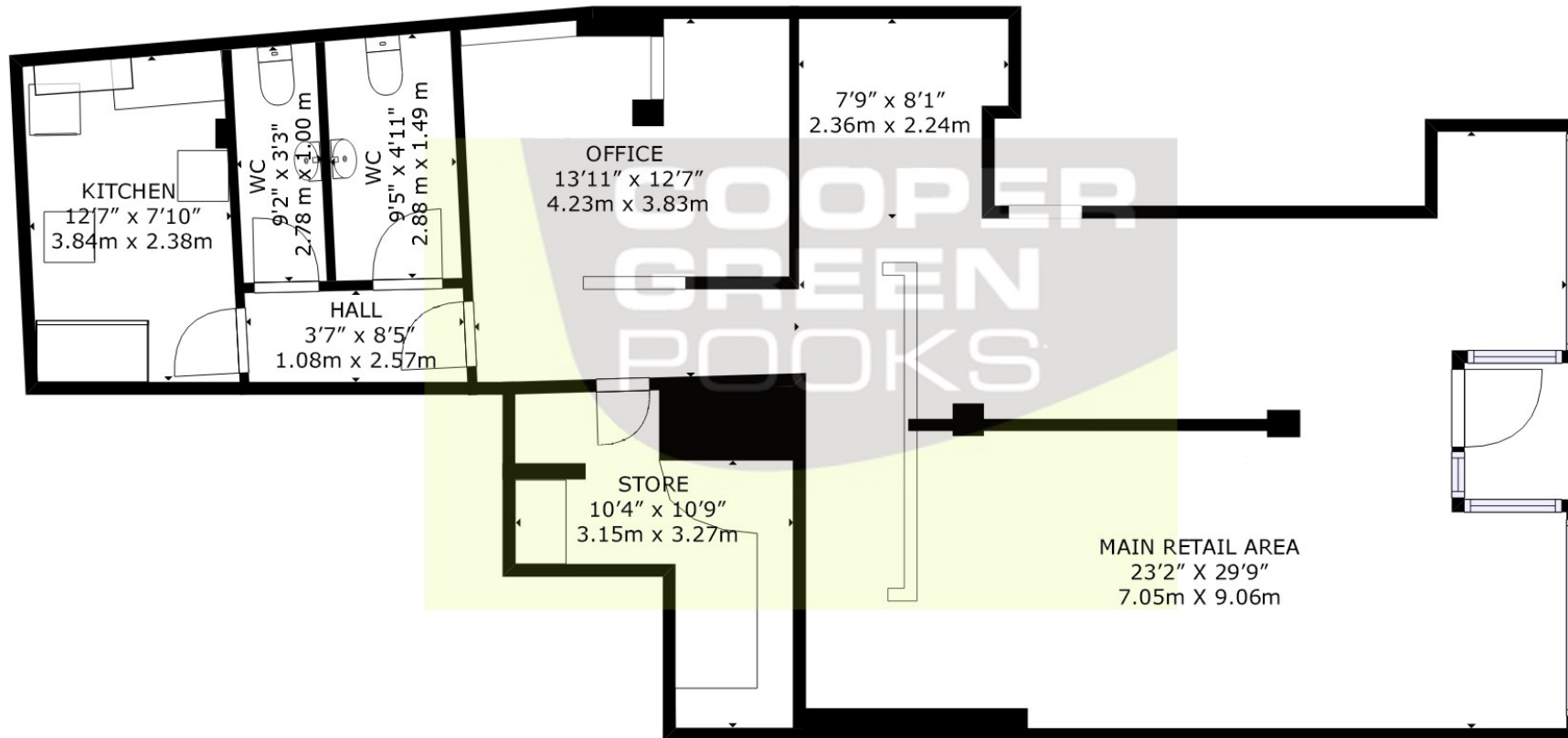
All mains services (except gas) are connected to the property with their own meters. Electric heating.

## Costs:

Both parties to cover their own legal costs.

## VAT:

This property is elected for VAT, and as a result VAT will be charged on the rent.



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.





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50 metres

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