

5-7 Greendragon, off Hills Lane, Shrewsbury, SY1 1QU

Bar / Restaurant Unit to Let



Summary

- Established bar and restaurant unit to let on a new lease (terms to be agreed) in Shrewsbury Town Centre.
- Sales Area 1543.5 sq ft (143.4 sq m).
- Rent £15,000 per annum (exclusive).
- Located off Hills Lane.
- Nearby occupiers include Hickory's Smokehouse, Lloyds Bar, Pizza Express, Blind Tiger.
- Close to public carparks.
- Attractive vaulted ceiling.
- Street level bin storage.



Virtual Tour



For further information contact:

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Description:

A rare opportunity to let a spacious basement unit with original vaulted ceilings and brickwork. The property has a ground floor sales area, spacious restaurant, kitchen with storage, a large bar area. Previously occupied by a popular Italian restaurant, the unit is suitable for a variety of purposes.

Situation:

Located off Hills Lane in Shrewsbury's historic town centre. The property benefits from being adjacent to three public car parks and is a short distance from both the railway and bus station. A number of independent food and beverage operators have established businesses on Hills Lane and Lower Claremont Bank.



Chester
44 miles
Birmingham
47 miles

Telford
14 miles



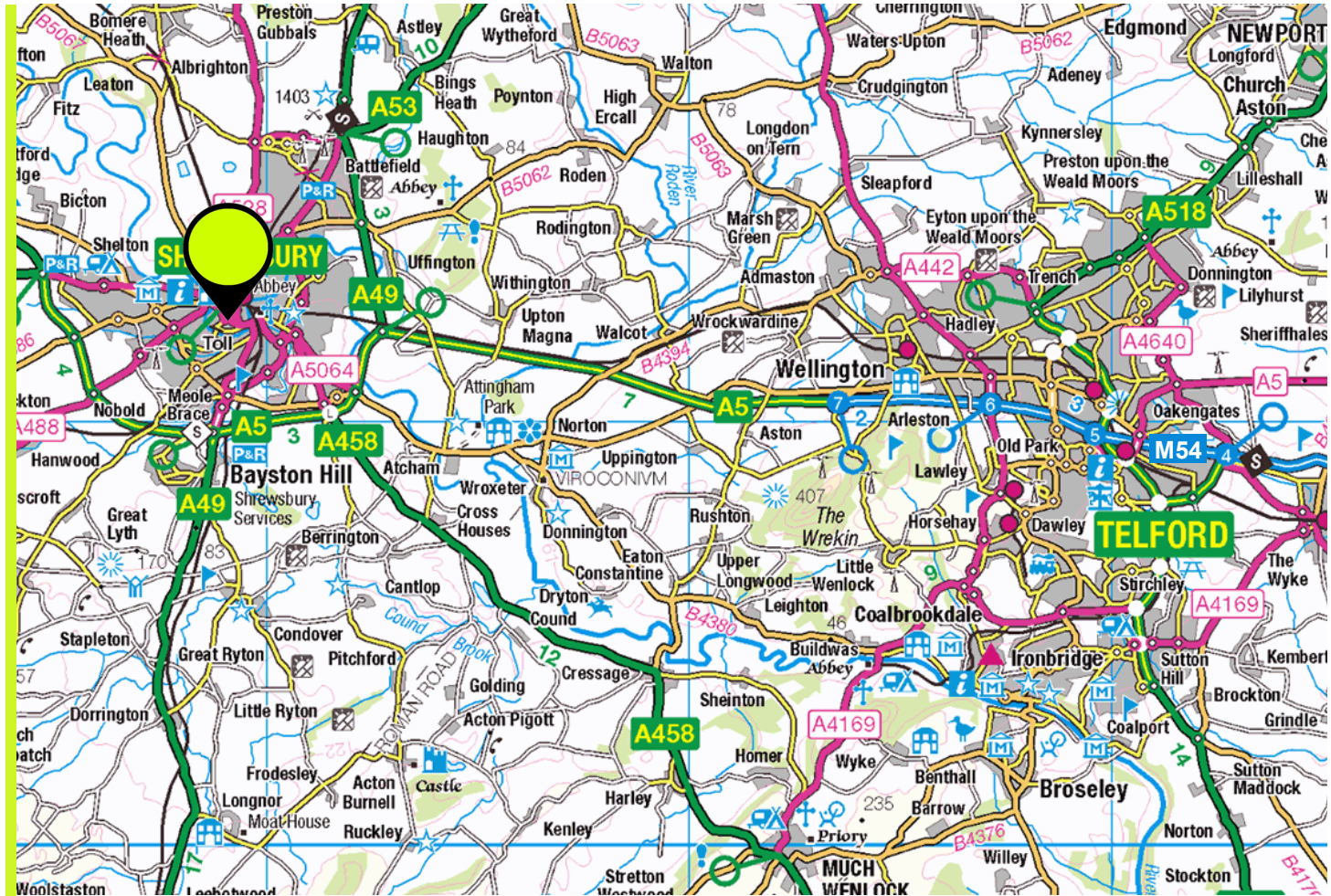
Manchester
1 hr 33 mins
Birmingham
1 hr 17 mins

Telford
35 mins



Manchester
1 hr 27mins
Birmingham
1 hr 2mins

Liverpool
1 hr 23mins



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Proposal

Available to let on a new 10 year lease with a break at year 5 or a 6 year lease with a break at year 3, at £15,000 per annum (exclusive).

Accommodation


(Measured in accordance with the RICS Code Of Measuring Practice. All measurements are approximate and are on a gross internal floor area basis).

Floor	Description	Size (sq ft)	Size (sq m)
Ground Floor	Sales Area	151.7	14.1
Ground Floor	Store	202.36	18.8
Basement	Restaurant	937.5	87.1
Basement	Kitchen	192.6	17.9
Basement	Storage	25.8	2.4
Basement	WCs	168.9	15.7
Basement	Staff Room	66.7	6.2
Gross Internal Area		1,745.56	162.2

Business Rates:

Current Business Rates:  £17,000 - April 2023 £17,000
Estimated Rates Payable:  [CLICK HERE](#)

Energy Performance Rating: B

 <https://find-energy-certificate.service.gov.uk/energy-certificate/9908-0244-8322-7817-9844>

Services:

All mains services are connected to the property.

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Local Authority:

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.
03456 789 000

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.

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

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

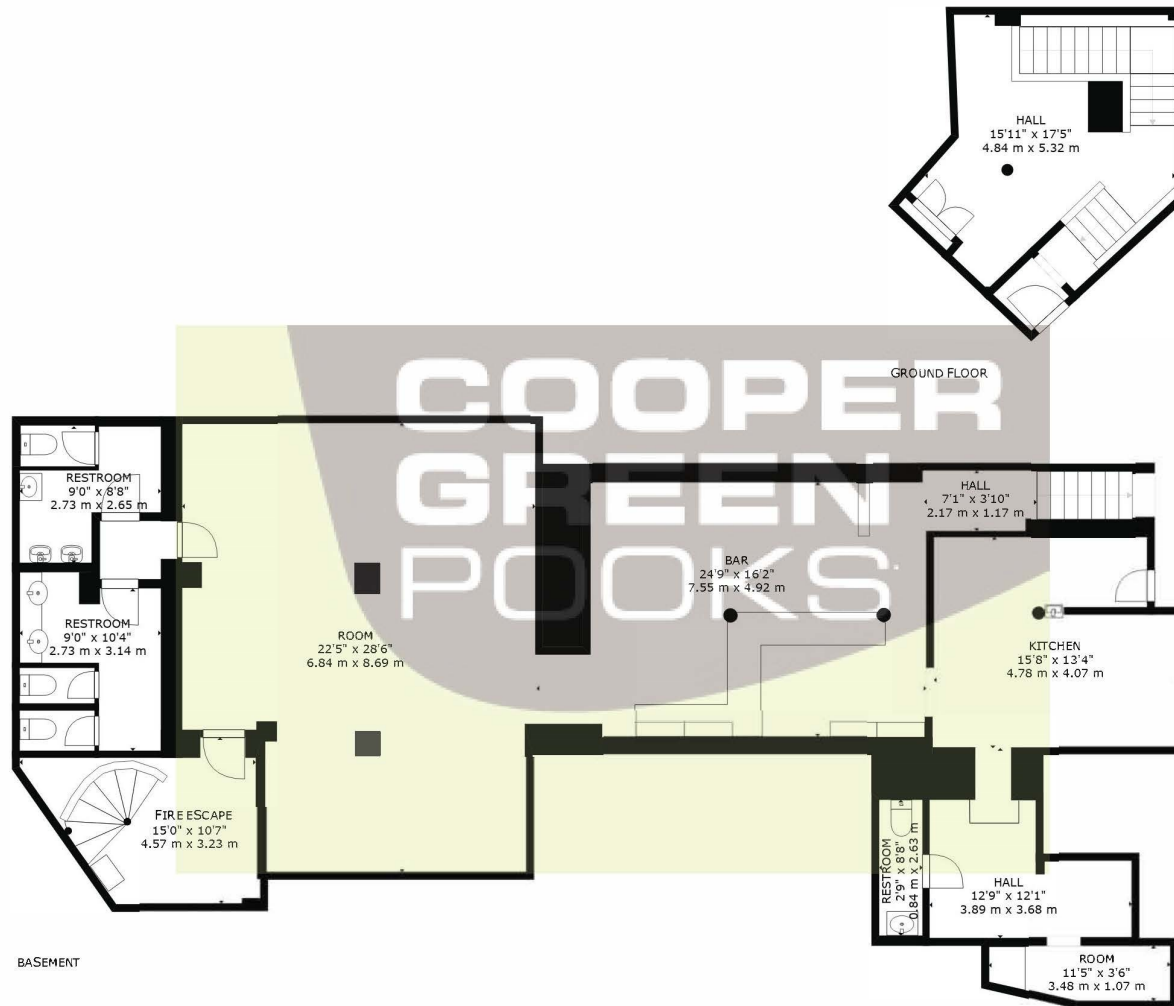
All items usually classed as tenants' fixtures and fittings, and not mentioned in these details are excluded from the letting.

Costs:

Both parties to cover their own legal costs.

VAT:

The property is elected for VAT, and therefore VAT will be charged on the rent.



GROSS INTERNAL AREA
 BASEMENT: 1755 sq. ft, 163 m², GROUND FLOOR: 244 sq.
 ft, 23 m² TOTAL: 1999 sq. ft, 186 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



IMPORTANT NOTICE: Cooper Green Pools 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 Pools 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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