



34 High Street,  
Wem, SY4 5DG

Retail Unit To Let

- Centrally located self contained retail unit available to let on a new lease (terms to be agreed).
- Sales area approx. 35.2 m<sup>2</sup> (375 sq ft).
- Available at £5,000 per annum (exclusive).
- Occupying part of a Grade II listed building.
- Useful basement storage.
- Suitable for a variety of uses.
- Bus stops nearby and a short walk to the Railway station.
- On street parking is available and there are various car parks within walking distance.

#### Situation

Situated within Wem's Town Centre Conservation Area and fronting onto the High Street. Neighboring occupiers include Wem Town Hall, Princes Gifts & Jewellery, Princes's TV & Video, Hair Salons, Tattoo parlor, Florists, The Pastry Box (bakers) and various takeaway restaurants.

#### Location

Wem is a historic market town located towards the North of Shropshire, it has a population of approx. 6,285 (2021 Census) and caters for the surrounding rural areas.

Neighbouring towns include Whitchurch (9 miles distant), Shrewsbury (11 miles distant), Market Drayton (14 miles distant) and Oswestry (19 miles distant). The A49 road between Whitchurch and Shrewsbury is within 3 miles and the A5 between Oswestry and Shrewsbury is roughly 4.5 miles away.





## Planning

The premises are understood to have an existing use for Class E Retail purposes. 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.

## VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of the preparation of these particulars the Landlord had elected not to charge VAT on the rent.

## Costs

Incoming tenant to pay all reasonable legal costs in respect of the transaction including any stamp duty and VAT, if applicable.

## Deposit

a deposit equivalent to 3 to 6 months rent may be required.

## Fixtures and Fittings

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

## ➤ Ratable Value **£3,200**

(1st April 2023)

If you only use one commercial property, you won't pay business rates on this property as it has a ratable value of £12,000 or less. If you use more than one property you can still get small business rate relief on your main property if both the following apply:

- None of your other properties have a rateable value above £2,899
- The total rateable value of all your properties is less than £20,000 (£28,000 in London)

Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification or for further information.

## ➤ EPC **E 114**



## Services

All mains services (excluding gas) are understood to be available subject to connection charges by the utility companies.

## References

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

## Local Authority

Shropshire Council  
The Shirehall,  
Abbey Foregate  
Shrewsbury  
SY2 6ND

0345 678 9000

## Accommodation

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

Floor	Description	Size (sq ft)	Size (m <sup>2</sup> )
Ground Floor	Net Internal Area	379	35.2
Ground Floor	WC		
Basement	Storage		
	<b>Total</b>	<b>379</b>	<b>35.2</b>



**IMPORTANT NOTICE:** Cooper Green Pools for themselves and for the lessors or vendors of this property whose agents they 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.