

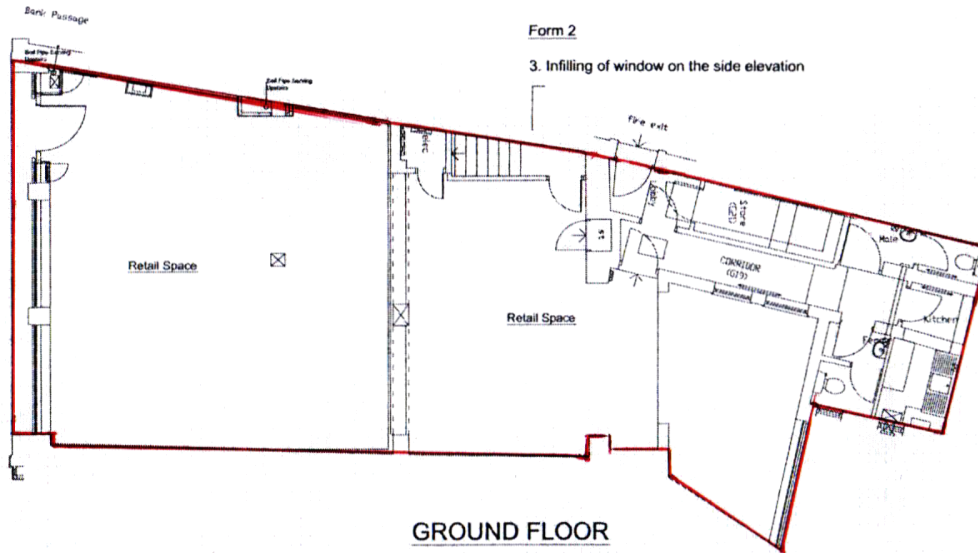


6 High Street  
Shrewsbury, SY1 1SP

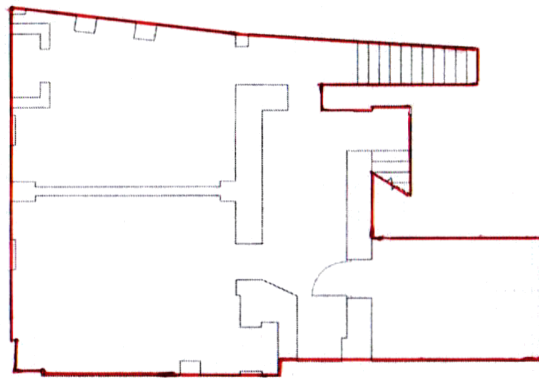
£38,500 per annum

- Prominent retail unit in a busy High Street location.
- Modern shopfront with generous glazed frontage.
- Contemporary fit out with additional basement storage.
- Sales area approx 113.43m<sup>2</sup> (1221 sq ft).
- Rent £38,500 per annum (exclusive).
- High Street position a short walk from the historic Town Square.
- Conveniently located for the Town's bus stops and Railway Station.
- On street loading bay opposite and numerous car parks within walking distance.
- A variety of cafés and restaurants in close proximity.
- Neighbouring occupiers include Moshulu, Neal's Yard, Salt Rock, White Stuff among numerous well established independent retailers.
- Shrewsbury has a resident urban population of 80,000 and is the county town of Shropshire with a wider catchment of 325,415.
- For any viewings, please contact Andrew Birtwistle or James Satoor at Cooper Green Pooks.

For further information, contact  
Cooper Green Pooks  
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**GROUND FLOOR**



**BASEMENT**

## 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	Sales Area	1221	113.43
Ground Floor	Kitchen	52	4.83
Basement	Storage	569	52.86
<b>Total</b>		<b>1841.9 sq ft</b>	<b>171.12 m<sup>2</sup></b>

## Planning

The property is understood to have an existing use for Class E Retail purposes and is 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.

## 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.

## Fixtures and Fittings

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

## Services

All mains services are understood to be available subject to connection charges. Interested parties are advised to make their own enquiries with the relevant utility companies.

## References

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

## Deposit

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

## Local Authority

Shropshire Council  
The Shirehall,  
Abbey Foregate  
Shrewsbury  
SY2 6ND

➤ <b>Ratable Value</b> (1st April 2023)	<b>£33,750</b>
➤ <b>EPC</b>	<b>E 106</b>



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