



**Café at Shrewsbury Museum & Art Gallery**  
The Square, Shrewsbury, SY1 1LH

£25,000 per annum

- Well presented café with good natural light forming part of the popular Shrewsbury Museum.
- Net Internal Area 123.1 m<sup>2</sup> (1,325 Sq ft).
- 140,000 museum visits per annum.
- Occupying a prominent position on Shrewsbury's historic town square.
- Nearby occupiers include Shrewsbury Museum and Art Gallery, C W Sellors, Cote Brasserie, Cats Pyjamas (café), JoJo Maman Bebe, Fatface, Barbour, Costa Coffee, Daily Brews, Waterstones as well as a variety of national and independent cafes, restaurants and retailers.
- Fitted out commercial kitchen.
- Attractive outdoor patio seating area.
- Short walk to Shrewsbury's Railway and Bus Stations.
- Numerous public car parks within walking distance.
- Shrewsbury is the county town and administrative centre of Shropshire with a population of roughly 80,000 and a catchment extending into Wales.
- Shrewsbury has excellent road links to the North and South via the A49 and Telford and Birmingham via the A5 and M54.
- Current occupier has a licence to sell alcohol.



For further information, contact:

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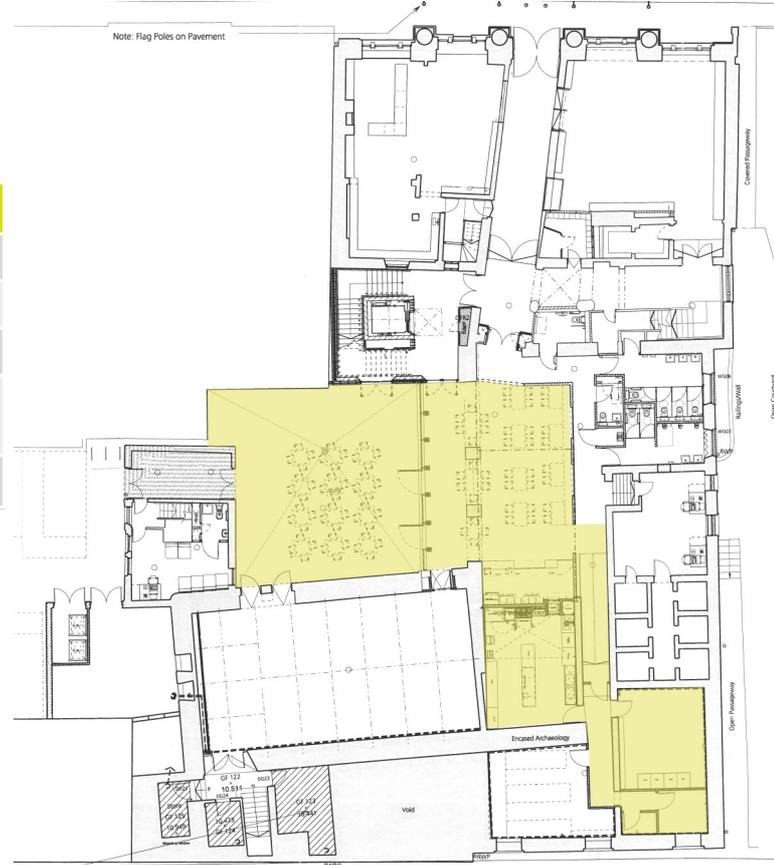
## Accommodation

(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	Café Area	700	65.03
Ground Floor	Kitchen	345	32.05
Ground Floor	Storage	280	26.01
Ground Floor	Outdoor Courtyard		
	<b>Total</b>	<b>1325</b>	<b>123.09</b>

➤ **Rateable Value** (1st April 2023) **£19,500**

➤ **EPC** **C 68**



## Planning

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

## 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 has elected to charge VAT on the rent.

## Costs

Both parties to cover their own legal costs.

## Deposit

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

## Fixtures and Fittings

An inventory of Landlords fixtures and fittings included in the letting are available from the Letting Agent upon request.

## 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



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50 metres

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