



**Simpson's Warehouse, St Michael's Street
Shrewsbury, SY1 2ES**

£7,200 p.a. (exclusive)

- Net Internal Area 1,197 sq ft (111.16 m²)
- Warehouse with roadside frontage.
- Parking and sliding shutter door to rear.
- Suspended ceiling with recessed lighting.
- Positioned on St Michael's Street, the main route between Shrewsbury's historic town centre and Battlefield Industrial Park.
- Nearby occupiers include Morris Lubricants, ARC Car wash, Bob Smith's Carpets, Kwik Fit and the Royal Mail depot among other independent operators.
- Short walk to Shrewsbury's Railway and Bus Stations.
- Shrewsbury has a resident urban population of 80,000 individuals and is the county town of Shropshire with a larger population of 325,415 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.



For further information, contact:

James Satoor | 07494 328 693 | james.satoor@cgpooks.co.uk

Andrew Birtwistle | 07775 703 246 | ab@cgpooks.co.uk

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 (m ²)
Ground Floor	Warehouse	1197	111.16
Outside	Parking		
	Total	1197	111.16

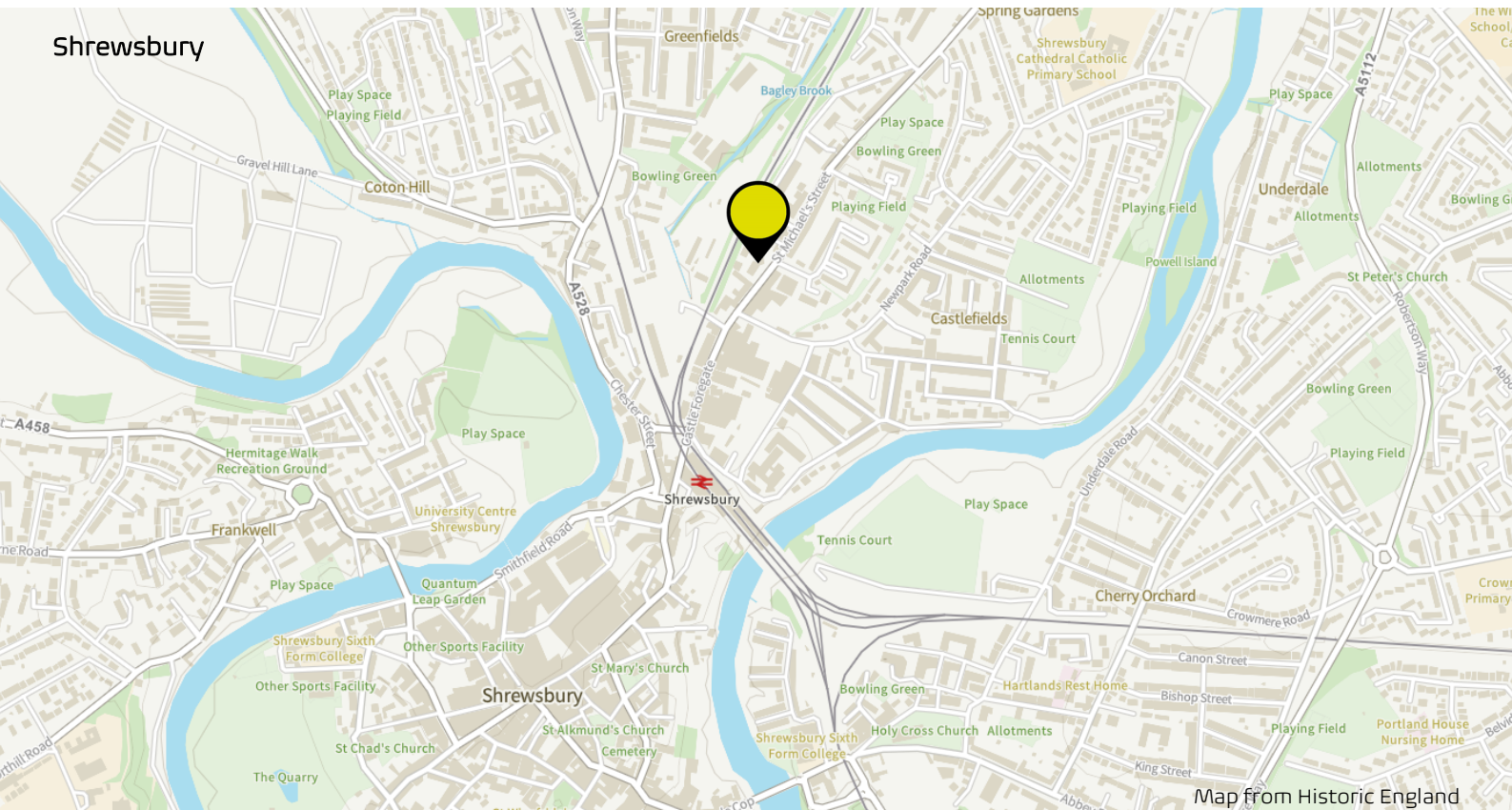
➤ **Rateable Value** **£6,400**
(1st April 2023)

If you only use one commercial property, you won't pay business rates on this property as it has a rateable 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** **N/A**



Planning

The premises are considered suitable for warehouse/ industrial uses. 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.

Deposit

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

Services

Mains electricity services are understood to be available, subject to connection charges by the utility companies. It is our understanding that water and gas supplies are not connected to the property.

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



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.