



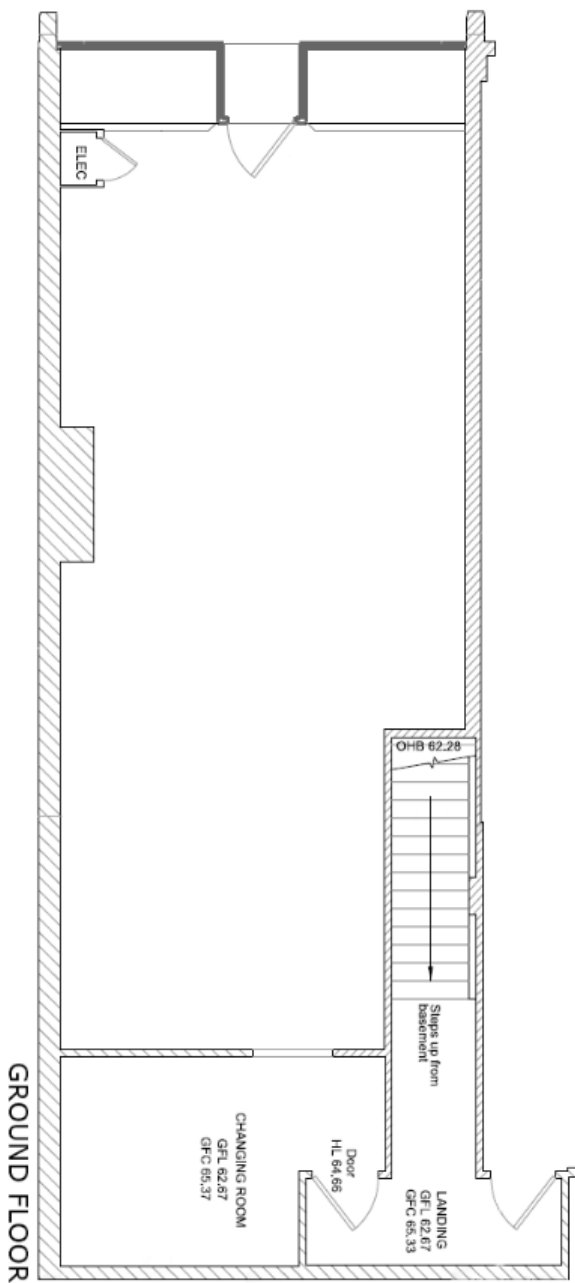
23 The Square,
Shrewsbury, SY1 1LA

£40,000 per annum (exclusive)

- Net Internal Area 1,342 sq ft (124.67 m²).
- Prime town centre self contained retail unit.
- Glazed shop front.
- Occupying a prominent position on Shrewsbury's historic Town Square.
- Short walk to Shrewsbury's Railway and Bus Stations.
- Numerous public car parks within walking distance.
- Nearby occupiers include HSBC Bank, Cote Brasserie, Woodings & Co and CW Sellors (Jewellers), Shrewsbury Museum and Art Gallery as well as a variety of national and independent cafes, restaurants and retailers.
- Shrewsbury is the county town and administrative centre of Shropshire with a population of roughly 80,000 and a catchment extending into Wales.
- The town benefits from excellent road links to the North and South via the A49 and Telford and Birmingham via the A5 and M54.



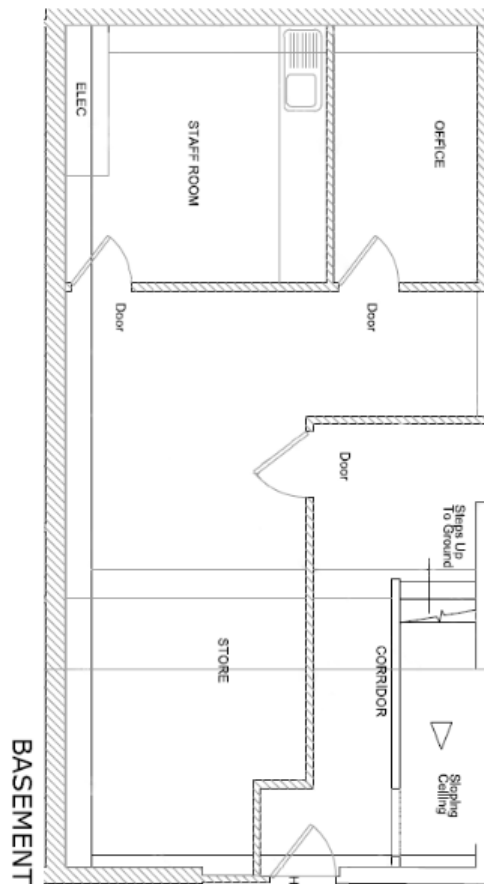
For further information, contact:
 Andrew Birtwistle | 07775 703 246 | ab@cgpooks.co.uk
 James Satoor | 01743 27 66 66 | james.satoor@cgpooks.co.uk



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 ²)
Ground Floor	Width	17'8"	5.38
Ground Floor	Depth	56'	17.06
Ground Floor	Sales Area	859	79.80
Basement	Storage	483	44.87
Total		1,342 sq. ft	124.67 m²



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. 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 property has been elected for VAT.

Costs

Each party to be responsible for their own legal fees incurred in this transaction.

Fixtures and Fittings

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

➤ **Rateable Value** **£34,000**
(1st April 2023)

➤ **EPC** **D 93**

Services

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

Service Charge

we are advised by the managing agents that the unit attracts a service charge of £4,042 + VAT for the year ending 24th March 2025.

Local Authority

Shropshire Council
The Shirehall,
Abbey Foregate
Shrewsbury
SY2 6ND

0345 678 9000

Viewings

Strictly by appointment.

Joint Agent

Hugh Ockleston
07977 128 886
01244 403 444
hugh@ocklestonbailey.co.uk





50 metres

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