

To Let

COOPER
GREEN
POOKS



7 Greyfriars Bridge
Shrewsbury, SY3 7DS

£12,500 p.a. (exclusive)

- Net Internal Area 810 sq ft (75.25 m²)
- Internally, the unit will be repainted white and new flooring to be installed downstairs.
- Occupying a prominent position off Greyfriars Bridge in Longden Coleham.
- Short walk to Shrewsbury's Railway and Bus Stations.
- Numerous public car parks within walking distance.
- High volume of footfall.
- Characterful shopfront.
- Nearby occupiers include Forget Me Not Flowers (florists), The Glam Studio (salon), Chanelle Hairdressers, The Allotment, Coffee House Co, Mrs Jones Art Gallery and Shop, Walsh Butchers and Velo Fit Bike shop.
- 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.



For further information, contact:

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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 net internal floor area basis).

Floor	Description	Size (sq ft)	Size (m ²)
Ground Floor	Shop Frontage	9'10"	3
Ground Floor	Depth	23'5"	7.14
Ground Floor	Net Sales Area	420	39.01
Ground Floor	Door to shared rear service Yard		
First Floor	Toilet		
First Floor	Storage	390	36.23
Outside	Shared rear delivery access (no car parking)		
Total		810	75.24

➤ **Rateable Value** **£8,100**

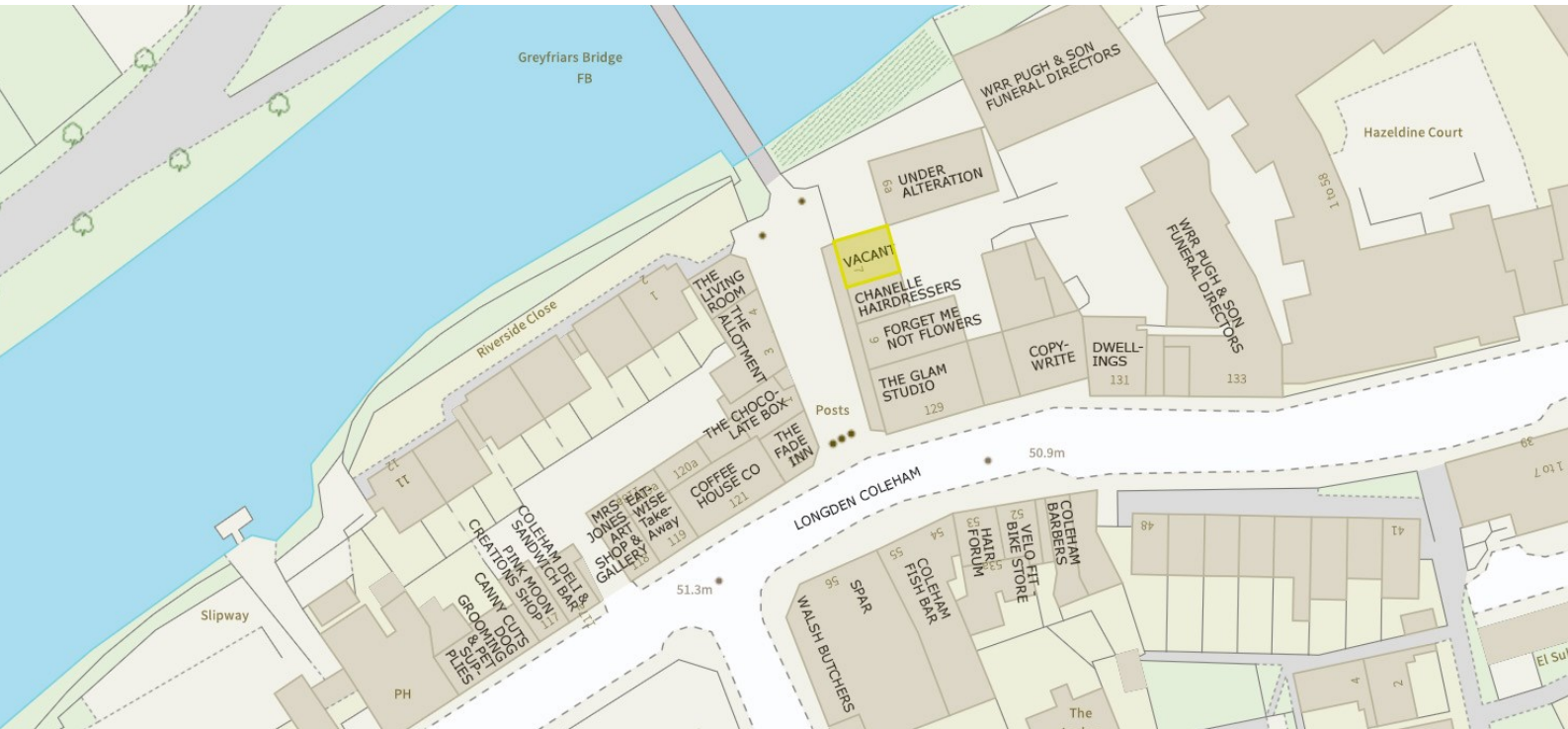
(1st April 2023)

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** **C 73**



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.

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