



**Former Restaurant, Traitors Gate, 1 St Mary's Water Lane
Shrewsbury, SY1 2BX**

**£15,000 per annum
(exclusive)**

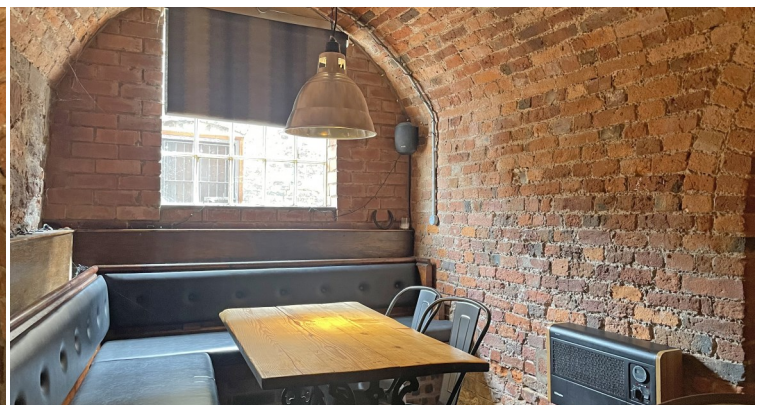
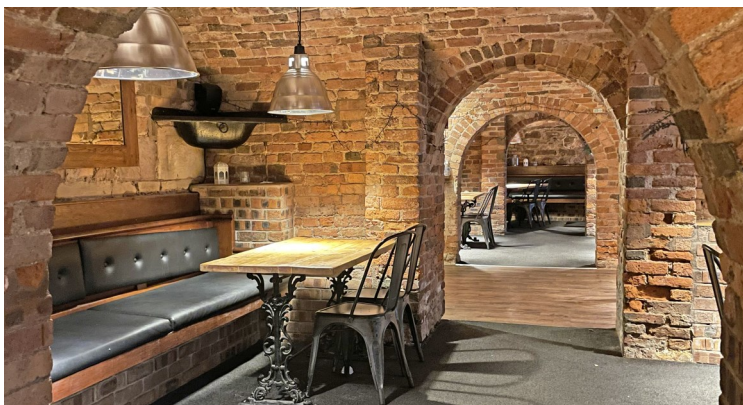
- Net Internal Area approx. 1,407 sq ft (130.8 m²)
- Original brick vaulted ceilings.
- Benefitting from two entrances, one off Castle Street and one off St Mary's Water Lane.
- Fully serviceable commercial kitchen.
- Occupying a central location within Shrewsbury's town centre.
- Nearby occupiers include Dutch Living (home interiors), Oil bar, Dough and Oil (sourdough pizza), Plan Burrito Shrewsbury (Mexican), as well as a variety of national and independent retailers.

Description

The premises comprise an interesting vaulted cellar-style space but with the benefit of natural light from windows onto St Mary's Water Lane by virtue of the fall in relief. The entrance is via an iron gate located within Traitor's Gate, which can be accessed via Castle Street or St Mary's Water Lane, with steps down to the accommodation.

Previously used as a restaurant, there is extraction in place for the kitchen but the space also lends itself well to other uses such as health and beauty, leisure or even office space, subject to planning.

The property is located centrally, close to Castle Street and on to Pride Hill, alternatively to St Mary's Place and St Mary's Street with plenty of bus stops in the immediate vicinity and a short walk from Shrewsbury's railway and bus stations.



For further information, contact:

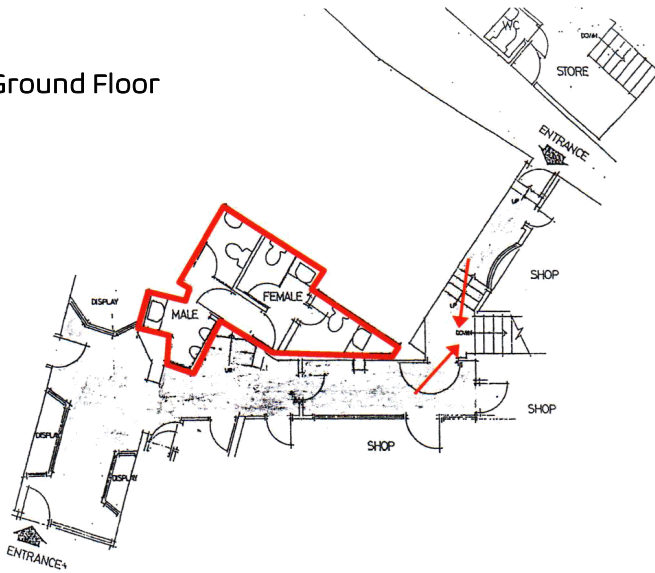
James Satoor | 01743 276 666 | james.satoor@cgpooks.co.uk
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Accommodation

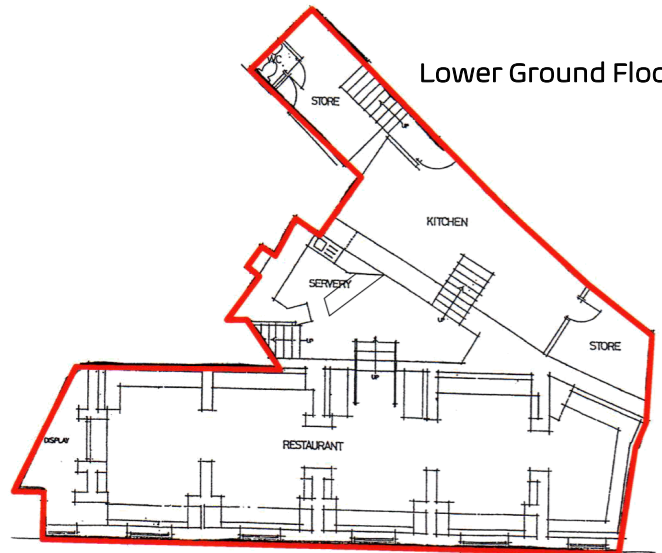
(Measured in accordance with the RICS Code Of Measuring Practice. All measurements are approximate and are on a net internal floor area basis).

Floor	Description	Size (sq ft)	Size (m ²)
Ground Floor	Entrance off St Mary's Water Lane,		
Ground Floor	Entrance off Castle Street		
Ground Floor	Customer Toilets		
Lower Ground Floor	Restaurant / Bar	186	Approx. 17.3
Lower	Restaurant	825	76.7
Lower	Kitchen	275	25.5
Lower	Store Room	63	Approx. 5.9
Lower Ground Floor	Mezzanine (With WC)	58	5
Total		1,407 sq ft	130.8 m²

Ground Floor



Lower Ground Floor



Rateable Value

£11,750

(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

B 38

Service Charge

TBC

Planning

The premises are understood to have an existing use for Class E (sale of food and drink on the premises) 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 had elected not to charge VAT on the rent.

Costs

Incoming tenant to pay the landlords reasonable legal fees 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

At the time of preparation of these particulars (July 2024) the property is fully equipped as a restaurant including fitted kitchen with stainless steel range, bar/server, floor coverings, lighting, furniture and effects including tables and seating etc.

Services

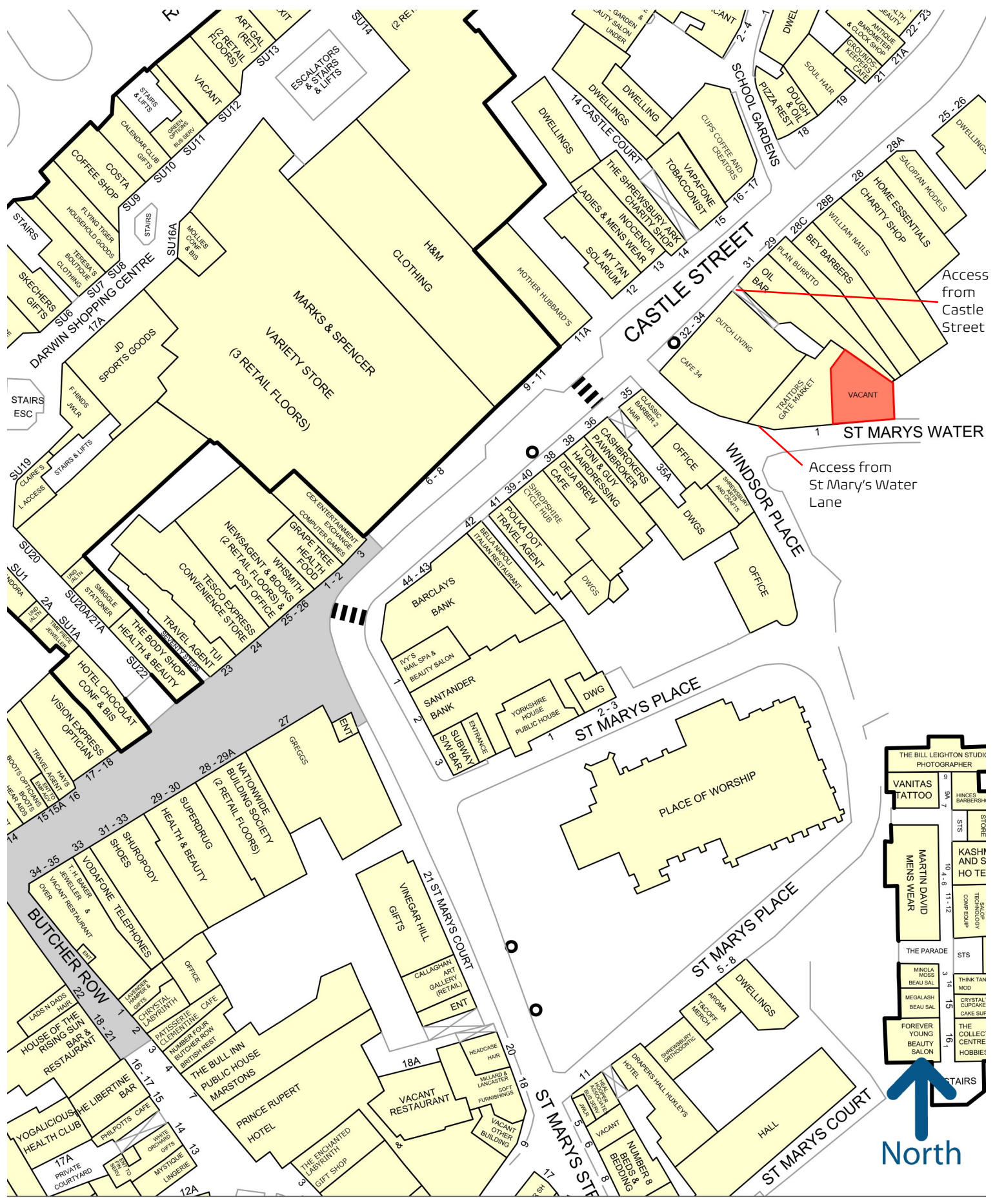
All mains services, including gas and 3-phase electric are understood to be available subject to connection charges by the utility companies.

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



50 metres

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