



Unit 1, Chronicle House
Chester Street, Shrewsbury, SY1 2DJ

Restaurant/Retail Unit to Let



Summary

- Prominent restaurant/retail unit to let on a new lease (terms to be agreed).
- Gross Internal Area of 1,260.1 sq ft (117.06 sq m).
- Rent £16,000 per annum (exclusive).
- Modern glazed frontage onto Chester Street.
- Situated in close proximity to the mainline railway station and 2 minute walk from the bus station.
- Located close to Castle Street, noted for its variety of coffee shops bars and restaurants.
- Nearby occupiers include Bird & Beer (restaurant), The Bulls Head (Public House), The Shrewsbury Coffee House, The Castle Vaults (public house), Glou Glou (Wine Bar) amongst a variety of independent cafes, bars and eateries.
- Suitable for a variety of uses.



For further information, contact:

James Satoor

07494 328 693 / 01743 276 617

james.satoor@cgpooks.co.uk

Andrew Birtwistle

01743 276 666 / 07775 703246

ab@cgpooks.co.uk

Description:

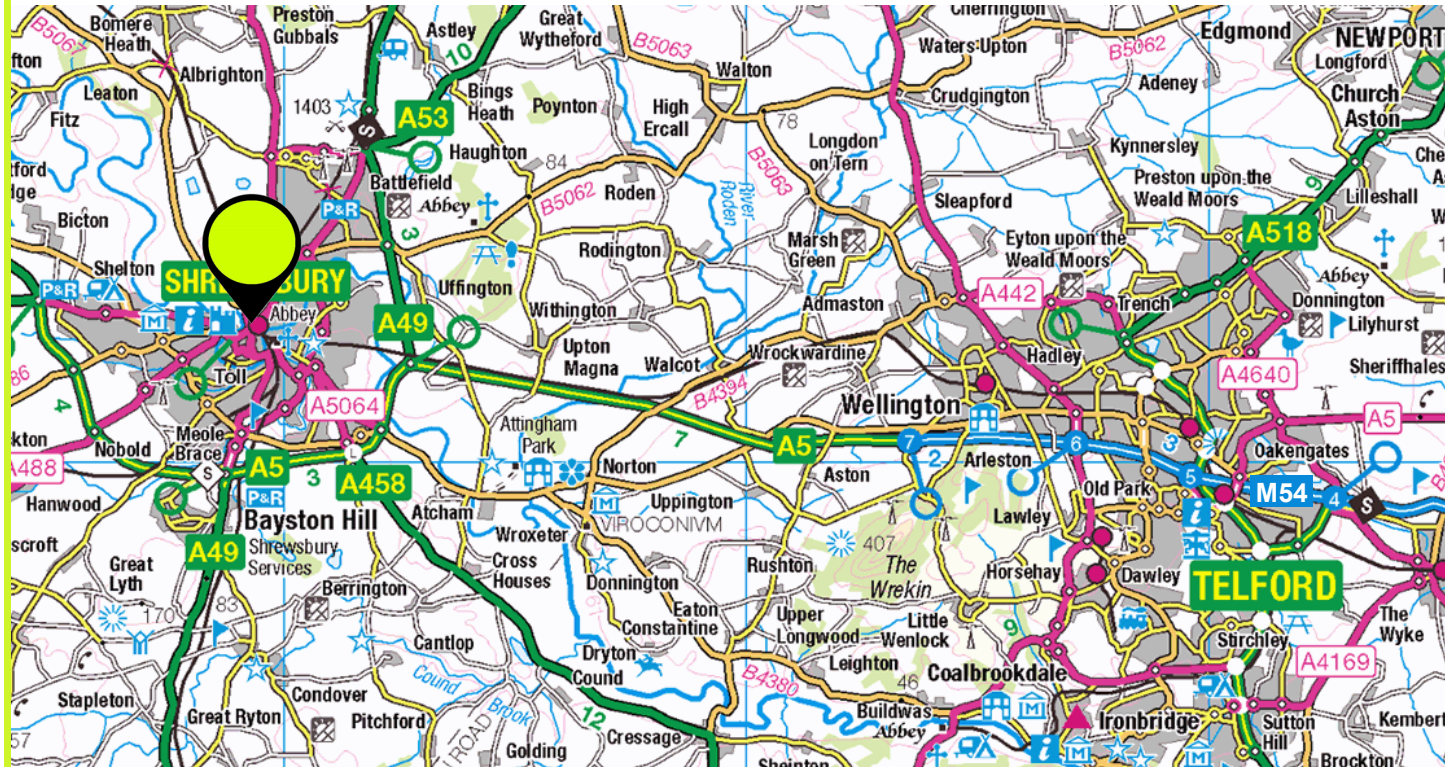
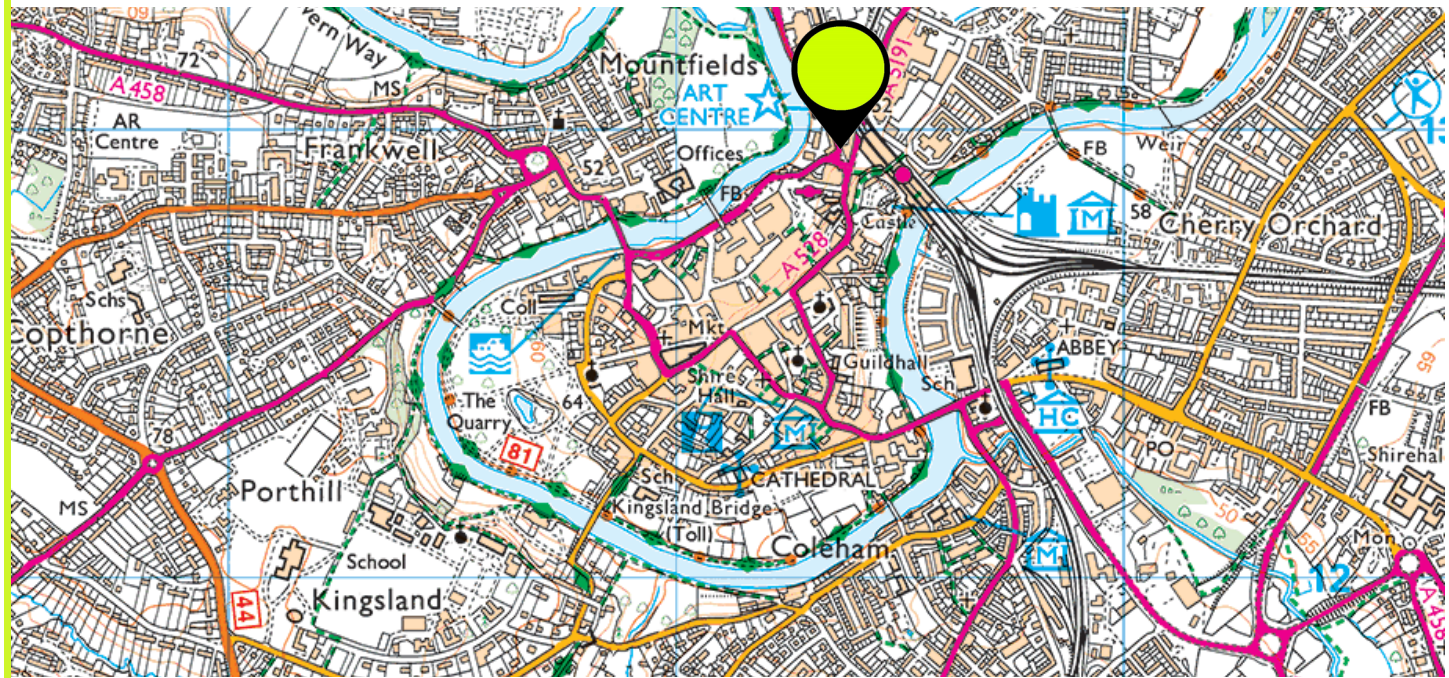
The unit benefits from a new modern glazed frontage and a bright, clean fit out including flooring and lighting. There is a small basement area for storage.

Situation:

Located in a prominent position within the town centre, a short distance from Shrewsbury's mainline railway station and a two minute walk from the bus station and the main shopping area. The railway station has 1.58m passenger movements per annum (2021/22).

The unit is located close to Castle Street which is noted for its coffee shops, bars and restaurants underlying the area's popularity.

Shrewsbury is the County Town and administrative center of Shropshire with a borough population of roughly 80,000 (according to the 2022 census) and a substantial catchment extending into mid-Wales.



Virtual Tour

what3words

Proposal

The unit is available to let on new lease terms at £16,000 per annum excl (exclusive).

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 (sq m)
Ground Floor	Restaurant/Sales Area	1014.60	94.26
Ground Floor	Kitchen Area	28.5	2.6
Ground Floor	Toilets		
Basement	Storage	217	20.2
Gross Internal Area		1260.1	117.06

Ratable Value: ↗ **£17,750** (April 2023)

Energy Performance Rating: ↗ **C**

Local Authority:

Shropshire Council,
The Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND.

03456 789 000

Planning:

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

Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

Deposit:

A deposit of 3-6 month's rent is typically required.

References:

The successful applicant will typically need to provide satisfactory references/company trading accounts.

Anti-money Laundering and Identity Verification:

To comply with anti-money laundering regulations, we are obliged to verify identify and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

Fixtures & Fittings:

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

Costs:

Both parties to cover their own legal costs.

VAT:

The property is elected for VAT, and therefore VAT will be charged on the rent.

Services:

All mains services are connected to the property.



Chester
44 miles

Telford
14 miles

Birmingham
48 Miles



Manchester
1 hr 33 mins

London
2hr 30mins

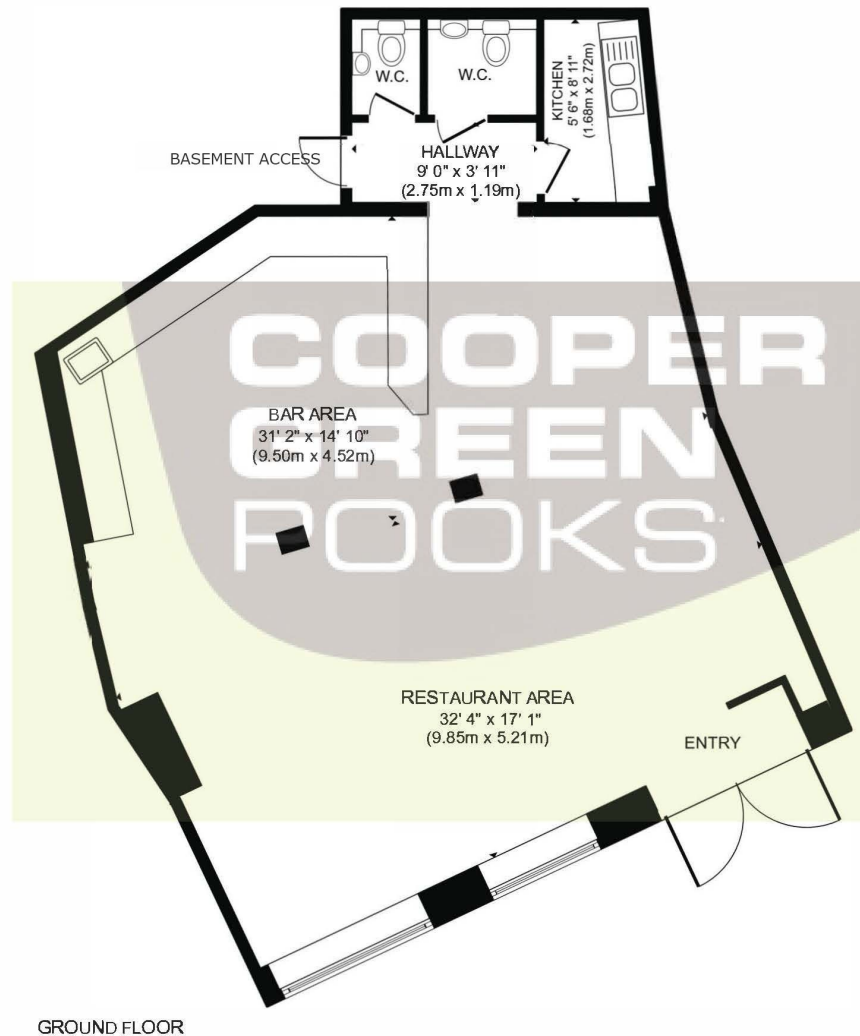
Birmingham
1hr



Manchester
63 miles

Liverpool
68 miles

Birmingham
56 miles



GROUND FLOOR

NET INTERNAL AREA
FLOORPLAN: 1,126 sq. ft / 104.6 sq. m



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are 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 Pooks 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.



Chronicle House, Chester Street, Shrewsbury, SY1 2DJ