

**COOPER
GREEN
POOKS**

Freehold
Investment
Opportunity
For Sale



45 High Street
Shrewsbury, SY1 1ST

Asking Price: £1,150,000



Ground Floor Retail Unit 1



45B Kitchen with Living Area



45A Living Area

Summary

- Mixed use Town Centre freehold Investment opportunity.
- Recently split into a ground floor retail unit with extensive basement storage and a new 'retail' shop front and four high quality apartments with separate access off the High Street.
- Retail unit let on a 6-year lease to Teresa's Boutique, a local independent women's fashion store that has been operating in the town for a number of years.
- Uppers currently fully let on Assured Short Term Tenancies (ASTs) .
- Current rental income (gross) is £71,800 per annum (gross), rising to a minimum of £76,800 per annum by 2026.
- Asking Price: £1,150,000 reflecting an initial gross yield of 6.25% rising to 6.67% in 2026 (assuming residential rents haven't increased in that time).
- EPC rating for Ground Floor is **D 90**
- EPC for Residential Uppers is **B 81, C 79, B 81 and B 81**.
- Further asset management potential.

For further information contact:

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07775 703 246



45 High Street, Retail Unit Floor



45 High Street, Rear Staff Room with Kitchenette and WC



45 High Street View Towards Wyle Cop



45 High Street Basement Storage - For Retail Unit



45D Kitchen and Living Area



45C Kitchen



45A Kitchen



45B Shower Room



45A Bedroom



45B Bedroom



45C Bedroom



45D Bedroom One

45 High Street - Tenancy Schedule

Tenant	Tenancy Dates	Annual Passing Rental Income		Comment	EPC	Ratable value
Teresa Futter (Sole Trader) T/A Teresa's Boutique	6 year lease commencing 22nd August 2023	Year 1	£25,000	Paid monthly in advance on the first of each month.	D 90	TBC
		Year 2	£27,500	Upwards only Rent Review on the 3rd Anniversary of the commencement of the term.		
		Year 3	£30,000	Break at the end of year 3.		

45A-D High Street - Tenancy Schedule

Address	Tenancy Start Date	Rent Per Month	Last Rent Review	Status	Size	EPC	Gas Cert Expiry Date	EICR Expiry Date	Condition
45A	06/04/2024	£1,000	n/a	12 months	48.71 m ²	B 81	03/04/2025	04/04/2029	Excellent
45B	01/05/2024	£900	n/a	12 months	48.76 m ²	C 79	03/04/2025	04/04/2029	
45C	02/04/2024	£900	n/a	12 months	40.91 m ²	B 81	03/04/2025	02/04/2029	
45D	06/01/2024	£1,100	n/a	12 months	51.89 m ²	B 81	05/01/2025	06/01/2029	

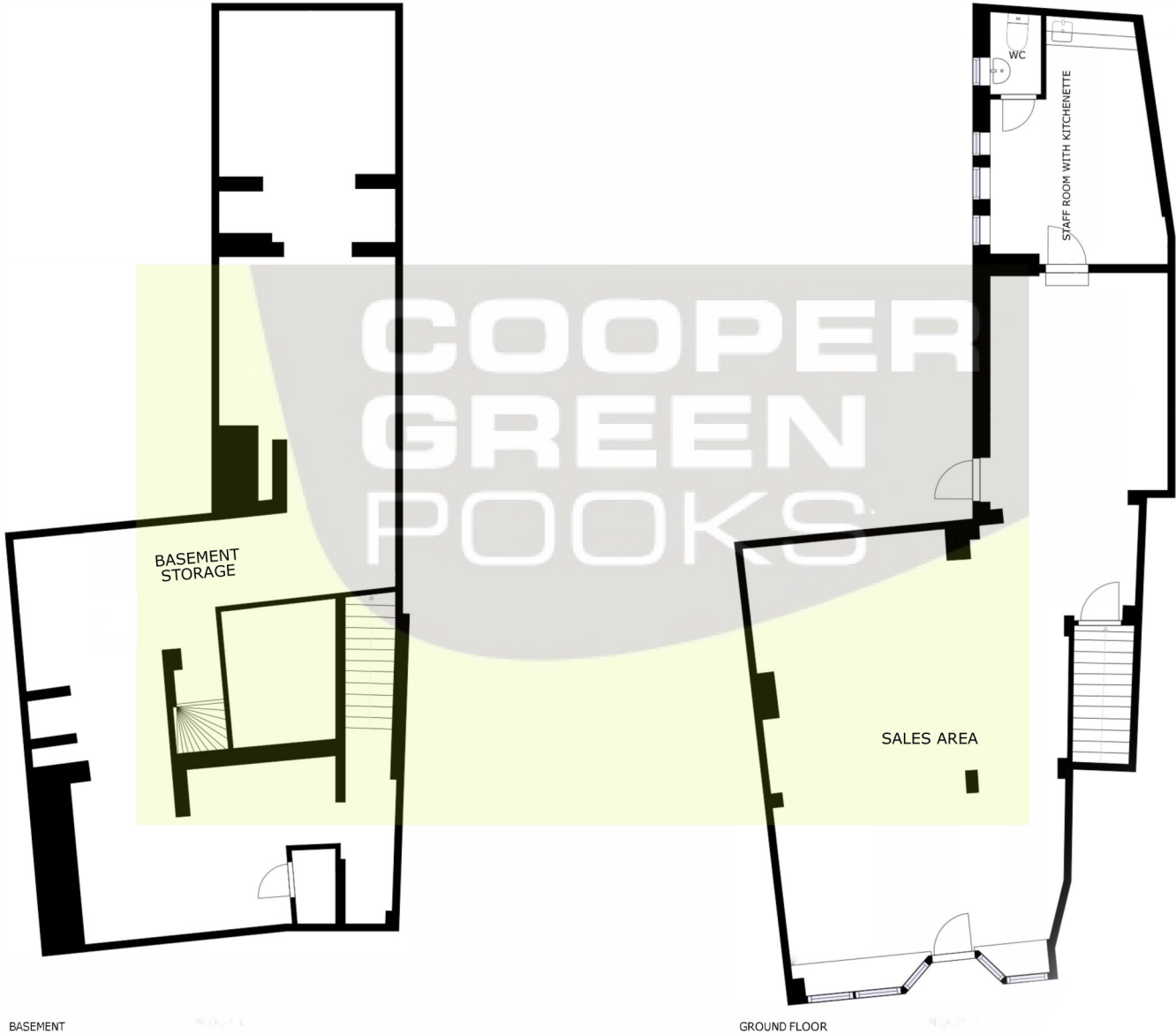
Accommodation

Floor	Description	Size (m ²) GIA	Size (sq ft) GIA
Cellar	Storage Meters for Retail unit and Residential Uppers	-	-
Ground Floor	45 High Street - Retail Unit Retail Area, Kitchenette and WC	81 m ² NIA	871.88 sq ft NIA
Ground Floor	Entrance for Apartments		
First Floor	45A High Street & 45B High Street Excluding Stairwell	78.05 m ²	840.12 sq ft
Second Floor	45A High Street Living Area & 45C High Street Excluding stairwell	59.33 m ²	638.62 sq ft
Third Floor	45D High Street Excluding stairwell	51.89 m ²	558.54
Total Area		270.27 m²	2909.16 sq ft

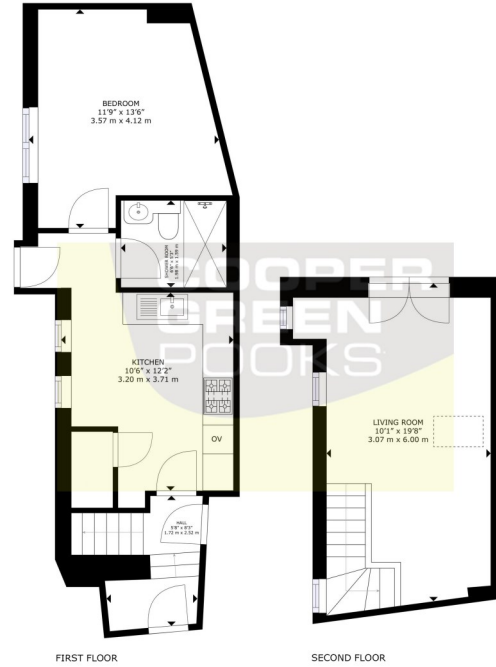
[Click Here for Virtual Tour of the ground floor retail floor and basement at 45 High Street](#)

[Click Here for Virtual Tour of the uppers at 45 High Street](#)

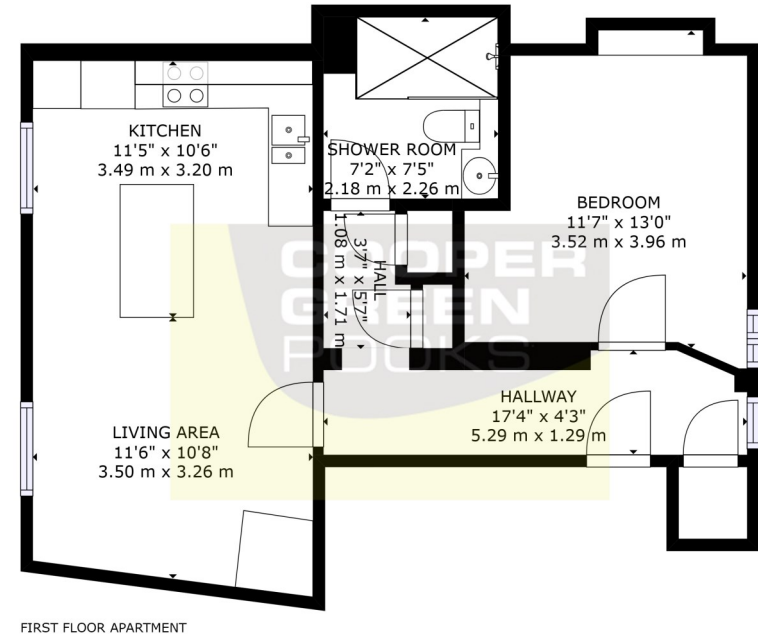
Further Lease details are available on request from the Agent,



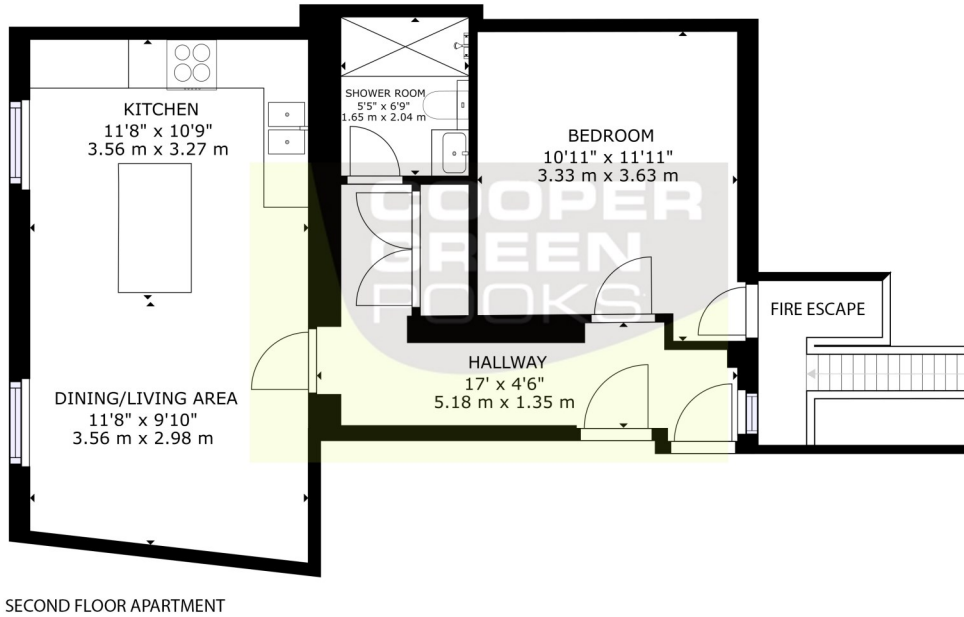
45A High Street - Floorplan



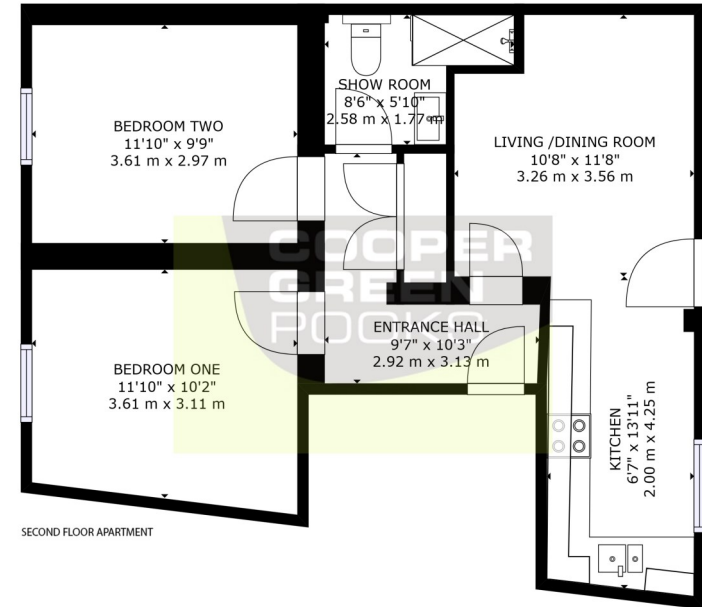
45B High Street - Floorplan

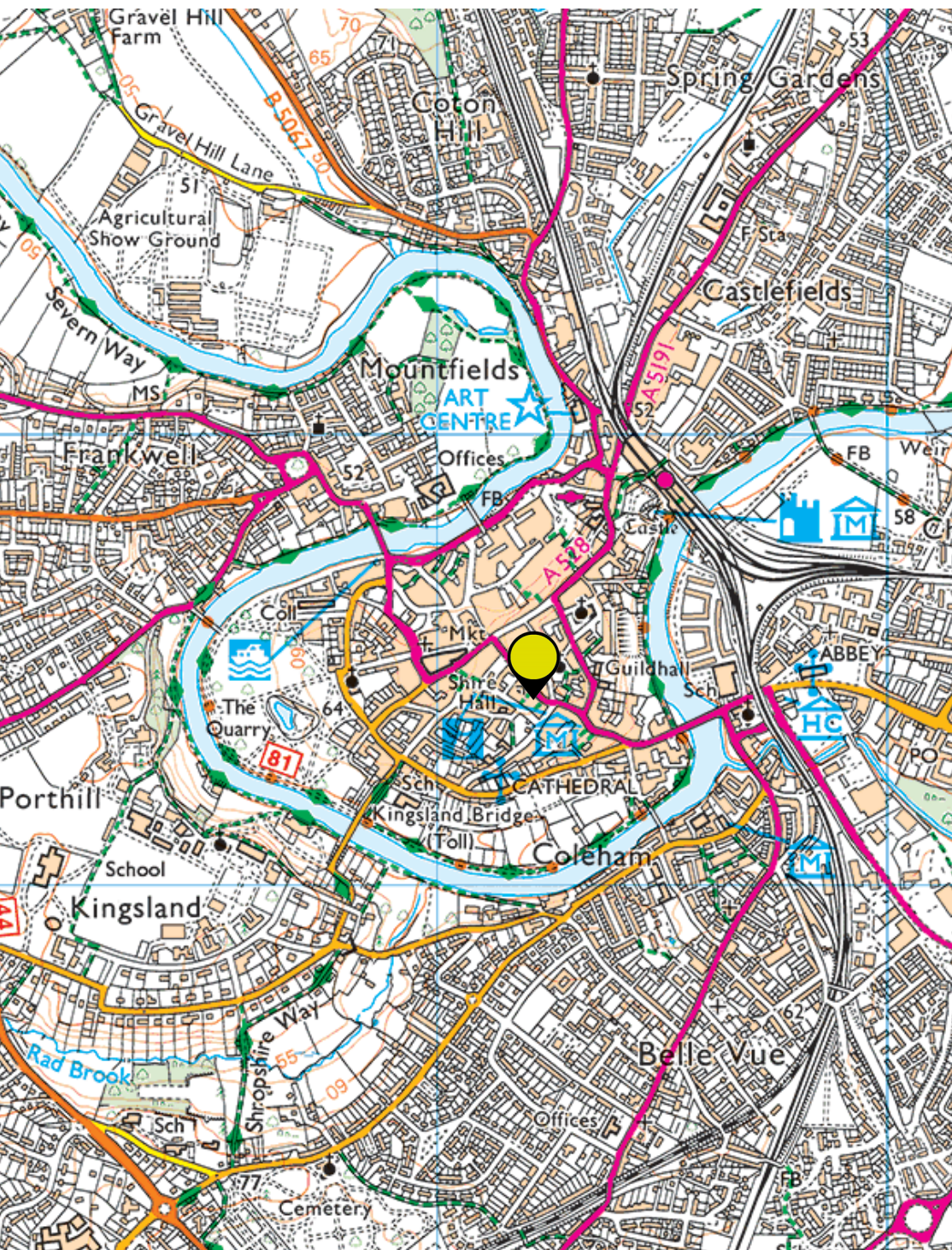


45C High Street - Floorplan



45D High Street - Floorplan





45 High Street, Shrewsbury, SY1 1ST

Location:

Shrewsbury is the county town of Shropshire being located about 47.8 miles North-West of Birmingham, 43.2 miles South of Chester, and 16.5 miles West of Telford. The town benefits from good road communication links leading from the A5 trunk road to the M54 motorway and onto the M6 and the rest of the country's national motorway network. The town is also served by the A49 Cardiff–Manchester trunk road and the A458 from its mid-Wales hinterland.

There are direct rail services to London Euston (approximately 2 hours 41 minutes) and also to Birmingham, Manchester and Cardiff.

Shrewsbury has a resident urban population of roughly 80,000 and is the county town of Shropshire with a population of 325,415. There is also a significant catchment from Mid-Wales.

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 will be excluded from the sale.

Costs:

Both parties to cover their own legal costs.

VAT:

The property is not elected for VAT, and therefore VAT won't be charged on the sale.

Services:

All mains services are connected to the property.

Local Authority:

Shropshire Council, 03456 789 000
The Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND.



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50 metres

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