

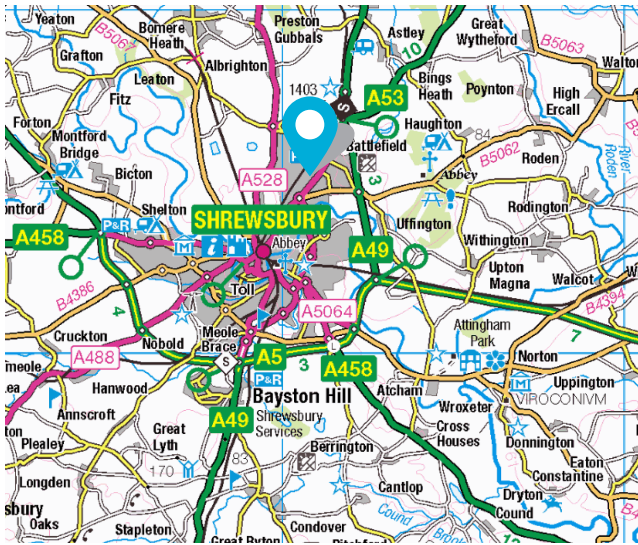


## PROMINENT GROUND FLOOR SHOP UNIT

67 WHITCHURCH ROAD, SHREWSBURY, SHROPSHIRE, SY1 4EE

- Fronting onto main arterial road into Shrewsbury Town Centre
- Ground Floor Lock up shop unit with Total Floor Area of approximately 604 ft sq (56.11 m sq)
- Fully glazed shop frontage and forming part a popular shopping parade
- Suitable for a variety of commercial uses, subject to statutory consents

RENT: 8,500 per annum (Exclusive)



## LOCATION

The property is situated fronting onto Whitchurch Road which serves as one of the main arterial roads into Shrewsbury Town Centre. The property forms part of a popular shopping parade with off road fronting and is situated approximately 1 mile from Shrewsbury Town Centre.

Shrewsbury is the County Town of Shropshire and is an administrative and tourist centre. The town lies 16.3 miles (26 km) to the west of Telford and 31.5 miles (50.7 km) to the north of Wolverhampton. Access to the motorway network can be found via the M54 at Telford.

## DESCRIPTION

The property comprises of a prominent ground floor shop unit with a fully glazed shop front onto Whitchurch Road. The property is arranged to provide a Total Net Internal Floor Area of approximately 604 ft sq (56.11 m sq).

It provides retail sales and ancillary sales/stores and an outside toilet and an outside stores. The property benefits from a car parking space at the rear of the property.

The property would lend itself to a variety of commercial uses, subject to statutory consents.



## ACCOMMODATION

(All measurements are approximate only)

	SQ FT	MSQ
<b>GROUND FLOOR</b>		
Retail Sales area	465	43.19
Retail Sales area 2/stores	139	12.91
<b>OUTSIDE</b>		
Toilet		
Stores	24	2.23

## SERVICES

(Not tested at the time of inspection)

All mains services are understood to be connected to the property.

# TO LET

## GROUND FLOOR SHOP UNIT

### RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2023/24)	£8,900
Rates Payable (2023/24)	£4,441

### RENT

£8,500(Exclusive) per annum payable quarterly in advance.

### VAT

The property is understood not to be elected for VAT.

### PLANNING

Prospective tenants should make their own enquiries. The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order 1987.

### EPC

To order.

### TENURE

The property is available to let on a new lease on Tenants Full Repairing and Insuring Terms for a length of term by negotiation subject to rent reviews at 3 yearly intervals.

### LEGAL COSTS

The incoming tenant is to be responsible for the landlords reasonable costs in connection with the granting of the lease.

### LOCAL AUTHORITY

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

Telephone: 0345 678 9000



### VIEWING

Viewing via the letting agents:

James Evans

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