



**TO LET - LOCK UP SHOP UNIT**

**THE OLD BAKERY, EASTHOPE ROAD, CHURCH STRETTON, SHROPSHIRE, SY6 6BL**

# KEY POINTS

# 968

SQFT

TOTAL NET INTERNAL FLOOR AREA



CURRENTLY A LOCK UP SHOP  
USE CLASS E

# FULLY GLAZED FRONTAGE

ALL MEASUREMENTS ARE APPROXIMATE




# £10,000

PER ANNUM


(EXCLUSIVE)

James Evans

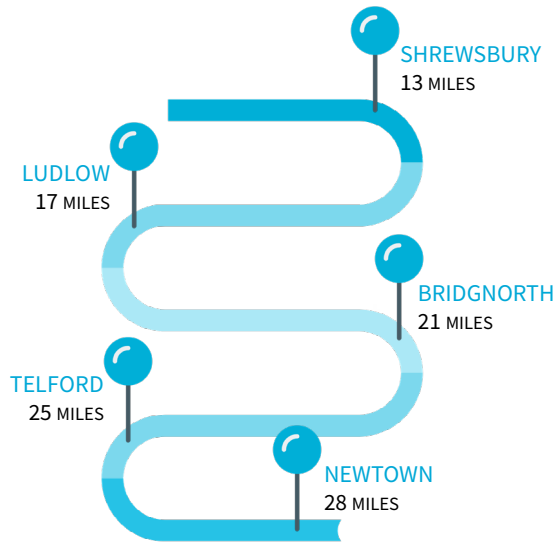
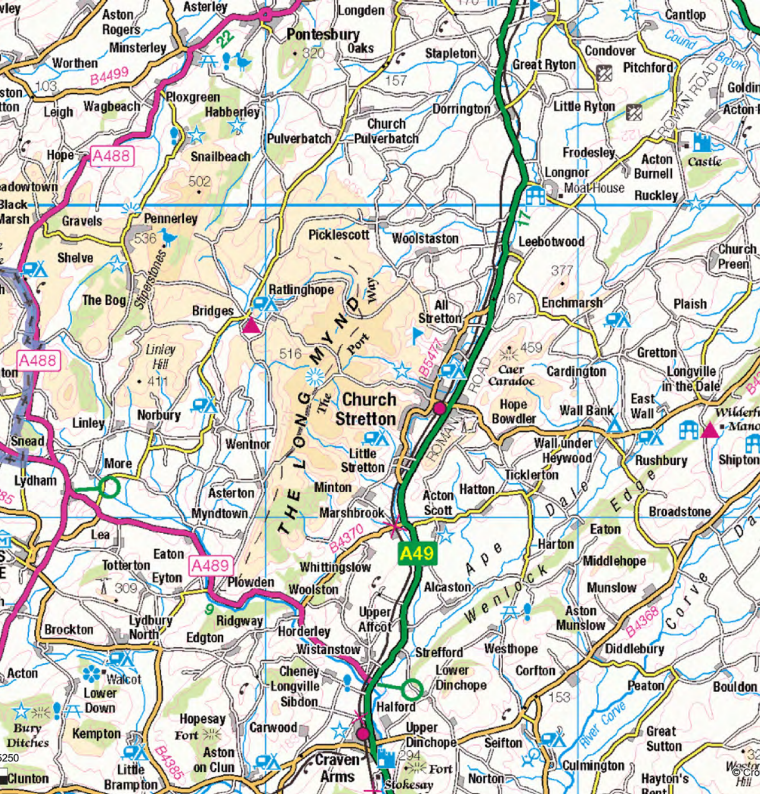
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Commercial Department

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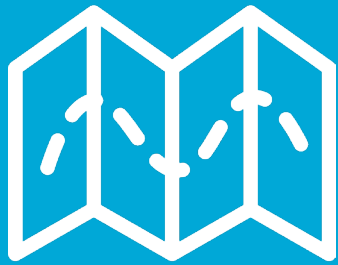
[commercialmarketing@hallsgb.com](mailto:commercialmarketing@hallsgb.com)



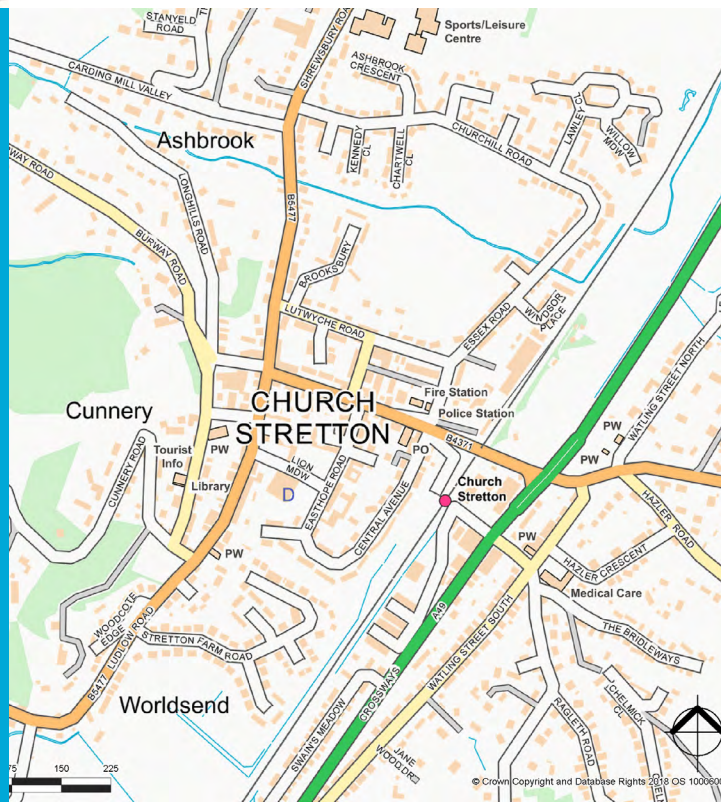
## LOCATION

The property is prominently located fronting onto Easthope Road in the town centre of the sought after town of Church Stretton. The property is located in close proximity to the main car park serving the town of Church Stretton.

The town is affectionately known as “Little Switzerland” and is an established tourist centre located at the foot of the Stretton Hills. It is located adjacent to the A49 trunk road between Shrewsbury and Hereford. Approximately 14.5 miles from the county Town of Shrewsbury.



## POPULAR TOURIST AREA



# DESCRIPTION

The property comprises of a ground floor lock up shop unit that is arranged to provide a Total Net Internal Sales Area of approximately 526 ft sq (48.86 m sq) with ancillary accommodation arranged to provide stores and welfare facilities.

The property benefits from a full glazed frontage and would lend itself to a variety of commercial uses.

The property benefits from use of a garage area at the side of the property that can be used for stores or parking of a car and has a Total Gross Internal Floor Area of approximately 121 ft sq (11.24 m sq).

# ACCOMMODATION

M SQ      SQ FT

## SALES AREA

Total Net Sales Area      48.86      526

## ANCILLARY SALES/STORES 1

Total Net Internal Floor Area      32.42      349

## ANCILLARY SALES/STORES 1

Total Net Internal Floor Area      8.64      93

Toilet

## GARAGE/STORES

Total Gross Internal Floor Area      11.24      121

All measurements are approximate



## TENURE

The property is offered to let on a new lease for a length of term by negotiation. There will be 3 yearly intervals and the lease will be granted on tenants full repairing and insuring terms.

## 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. The property would lend itself to a variety of potential uses.

## SERVICES

(Not tested at the time of our inspection)

Mains water, electricity and drainage are understood to be connected to the property

## RENT

£10,000 per annum (Exclusive)

## LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs incurred in respect of the granting of the lease.

## VAT

The property is understood not to be elected for VAT and therefore VAT will not be payable.

## RATES/EPC

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

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£ 7,600	£3,792	C (55)

RATES

EPC

## LOCAL AUTHORITY

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



0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

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