

FOR SALE

TOWN CENTRE RETAIL UNIT



PRICE:
OFFERS IN EXCESS
OF £285,000
(EXCLUSIVE)

PROMINENTLY LOCATED SHOP PREMISES IN THE SOUGHT AFTER TOWN OF SHREWSBURY
GROUND FLOOR AND BASEMENT, 39-40 CASTLE STREET, SHREWSBURY, SY1 2BW

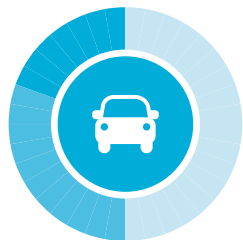
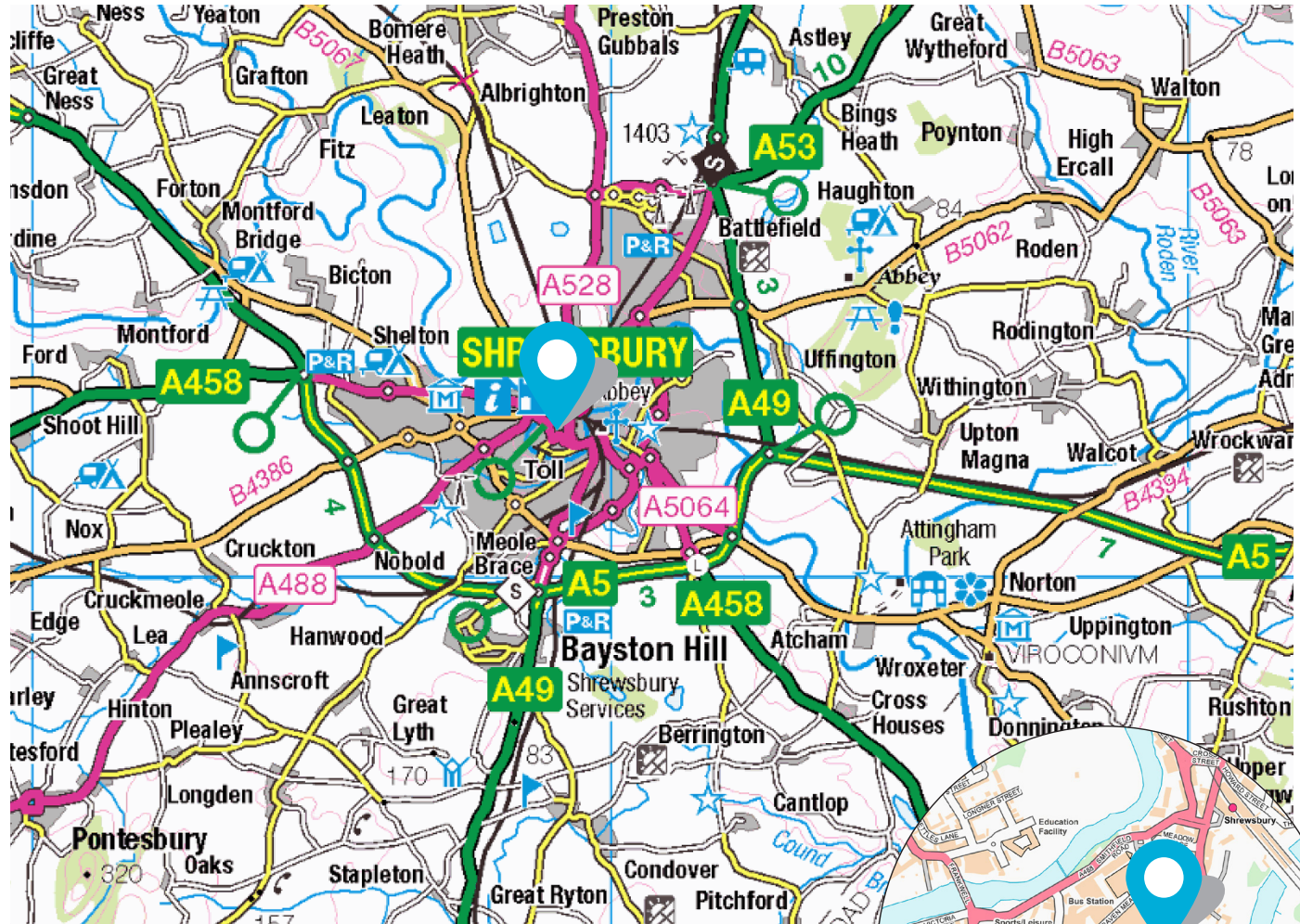
- An opportunity to acquire a potential retail investment in the sought after town of Shrewsbury with further potential for asset management and private pension fund
- Located opposite M&S and H&M and in close proximity to Greggs
- Recently refurbished

LOCATION

The property is located on the north side of Castle Street, which serves as one of the main thoroughfares in the town centre of Shrewsbury and a secondary trading location in the town's retail hierarchy. Benefiting from a prominent position fronting onto Castle Street and being within close proximity to the prime retail pitch of Pride Hill. The nearby occupiers consist of Barclays Bank, Marks and Spencer and H&M.

Shrewsbury is the County Town of Shropshire and is an established tourist and market town and the town centre benefits from numerous listed buildings. The town had a population of 71,715 at the 2011 Census. The town is located 9 miles east of the Welsh Border and serves as a commercial centre for Shropshire and mid- Wales with a retail output of over £299 million per year. The town is located approximately 48 miles west of the City of Birmingham, approximately 44 miles south of the City of Chester and approximately 53 miles north of the City of Hereford.

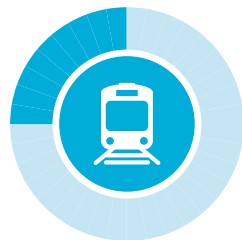
The town benefits from proximity to the A5/M54 which provides access to the national road network.



CHESTER
44 MILES

BIRMINGHAM
48 MILES

HEREFORD
53 MILES



BIRMINGHAM
1H

LONDON
2H 30M



LIVERPOOL AIRPORT
68 MILES

BIRMINGHAM AIRPORT
56 MILES

MANCHESTER AIRPORT
63 MILES



DESCRIPTION

The property comprises of a recently refurbished ground floor lock up shop unit with a basement area that forms part of a three storey property fronting onto Castle Street that has been recently refurbished.

The property benefits from a fully glazed shop frontage onto Castle Street and is arranged to provide a ground floor shop unit with a Total Net Internal Floor Area on the ground floor that benefits from a sales area and welfare facilities. The property has a basement area accessed from within the shop unit.

ACCOMMODATION

All measurements are approximate and are on Net Internal Floor Area Basis in accordance with the RICS Code of Measuring Practice:

| | SQ FT | SQ M |
|----------------------|-------|-------|
| GROUND FLOOR | | |
| Total Net Floor Area | 996 | 92.51 |
| Toilets | | |
| Staffroom | | |
| BASEMENT | | |

PLANNING

Prospective purchasers should make their own enquiries to the local authority.

The property is understood to currently benefit from its current use as a retail shop falling within Use Class E further details available from the selling agents.

The property is understood to be located in a Conservation Area.

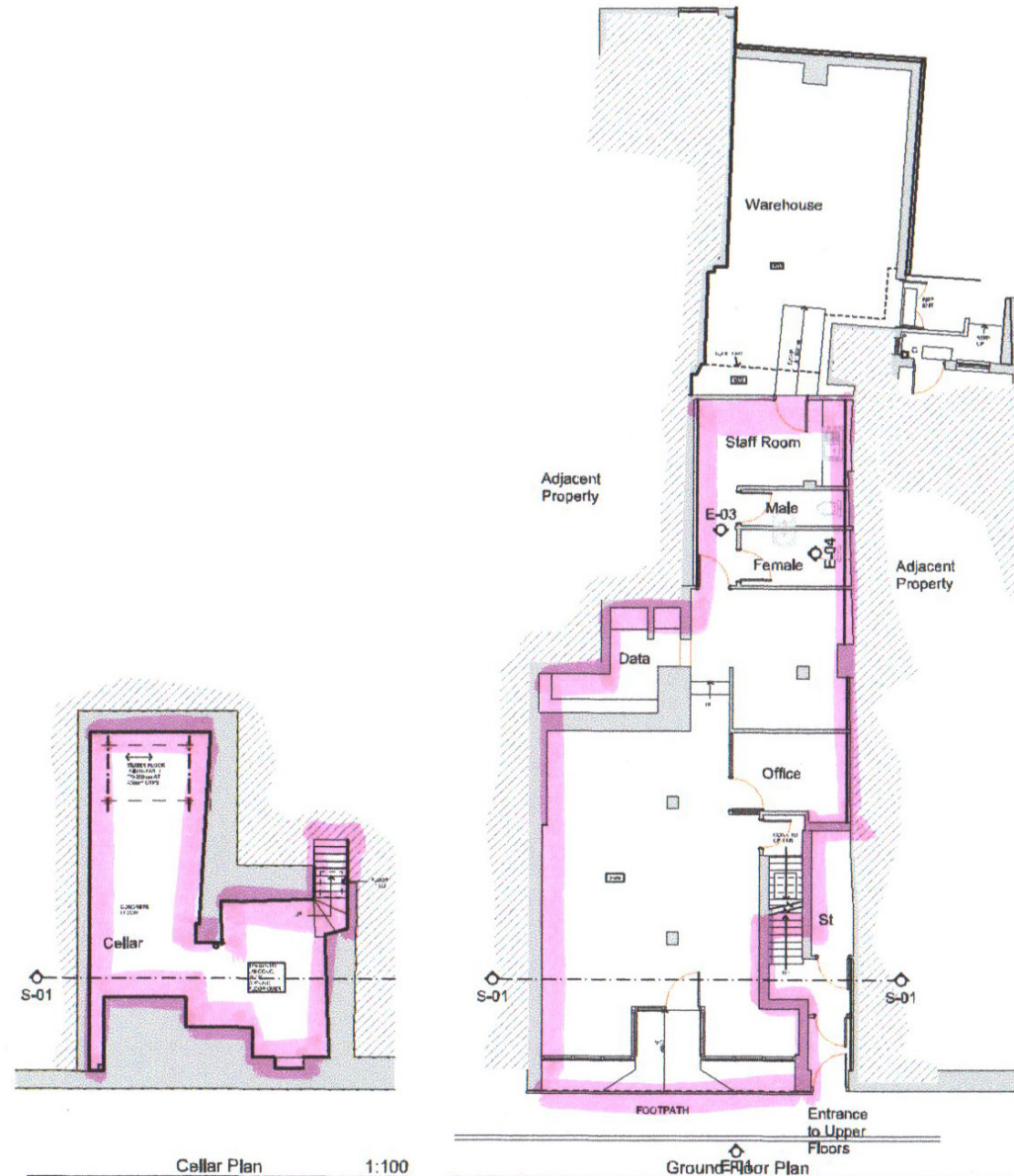
RATEABLE VALUE

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

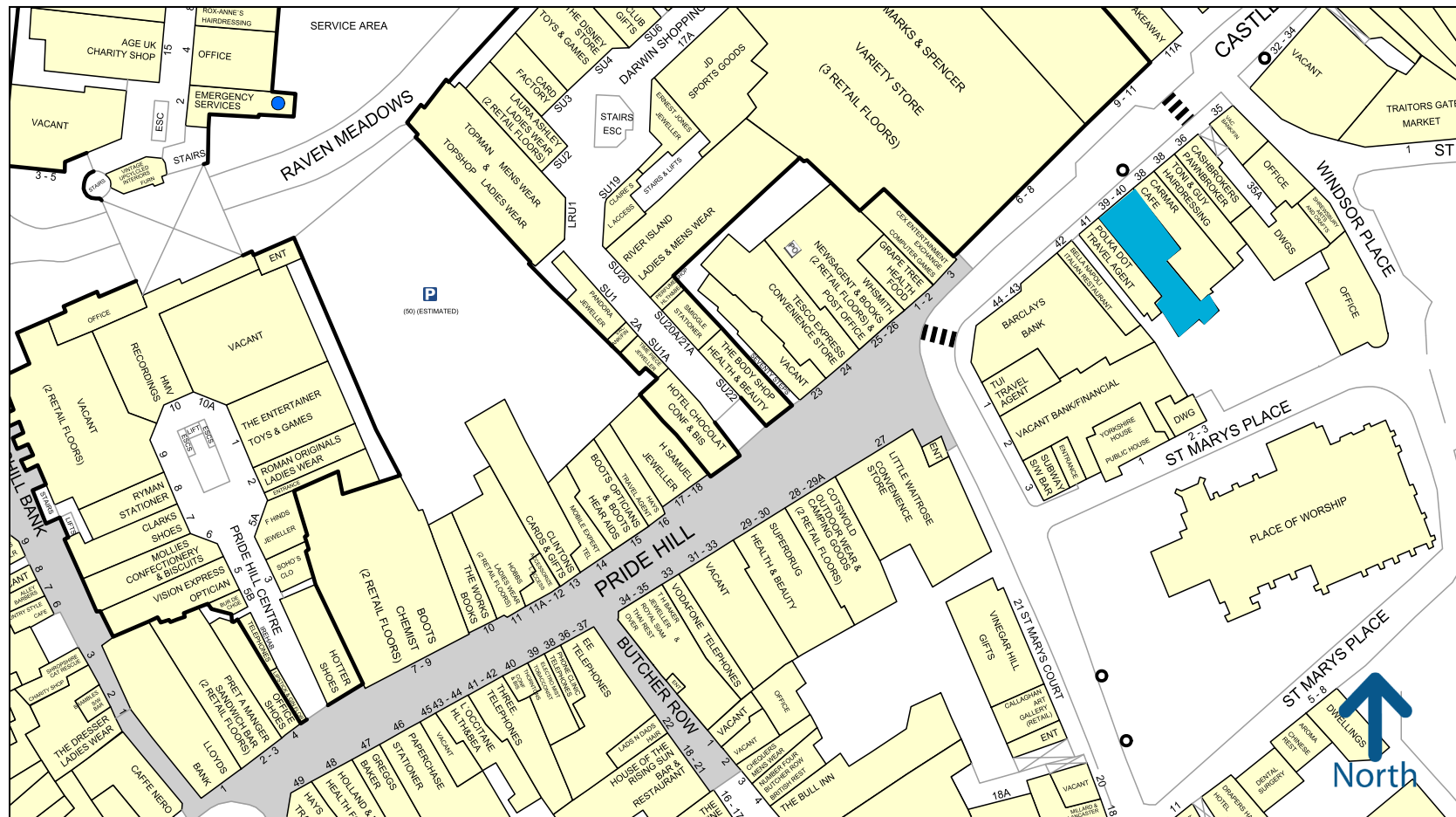
SUBJECT TO APPEAL

| | |
|--------------------------|---------|
| Rateable Value (2023/24) | £28,250 |
| Rates Payable (2023/24) | £14,097 |

However, interested parties should make their own enquiries to the local authority.







TENURE

The property is offered for sale with vacant possession on a long leasehold tenure of 999 years (virtual freehold) at a peppercorn rent. The property is currently subject to a short term licence with a 2 month notice period.

SERVICES

(Not tested at the time of inspection)

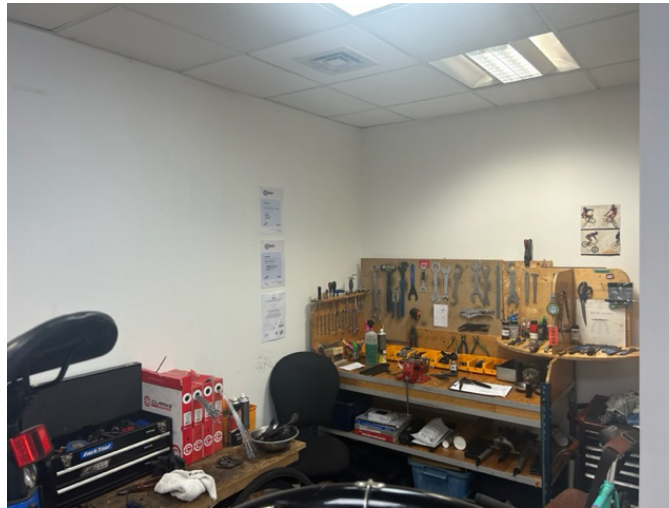
We understand that the property is understood to benefit from the following services mains water, electricity and drainage.

LEGAL COSTS

Each party to bear their own legal costs incurred in respect of the sale of the property.

EPC

The property has an EPC rating of B (44).



VAT

The property is understood to be elected for VAT and VAT will be payable on the sale price.

PRICE

Offers in excess of £285,000 (Exclusive)

LOCAL AUTHORITY

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

Telephone: 0345 678 9000

VIEWING

Strictly by prior arrangement with the selling agents.

For more information or to arrange a viewing, please contact :

James Evans

07792 222 028

E: james.evans@halls.gb.com

Commercial Department

01743 450 700

E: commercialmarketing@halls.gb.com

