



TO LET - TOWN CENTRE SHOP UNIT

23 WYLE COP, SHREWSBURY, SHROPSHIRE, SY1 1XB

KEY POINTS

647

SQFT

GROUND FLOOR AREA



SHOP UNIT

FULLY GLAZED SHOP FRONT

ALL MEASUREMENTS ARE APPROXIMATE




£15,000

PER ANNUM


(EXCLUSIVE)

James Evans

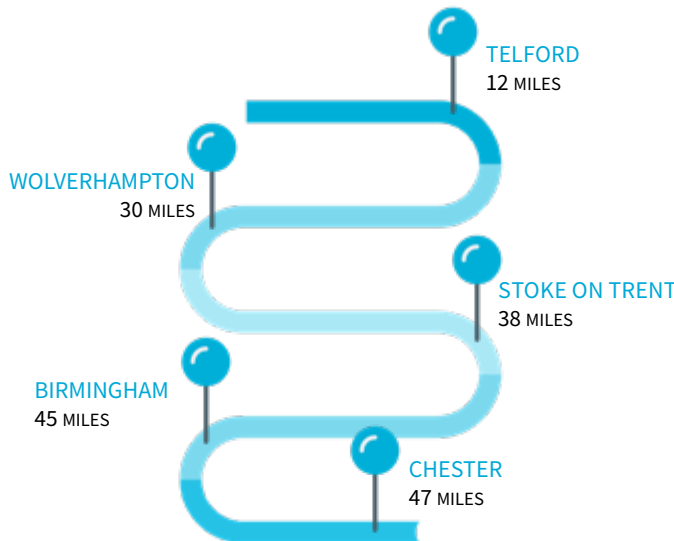
 07792 222 028

james.evans@halls.gb.com

Commercial Department

 01743 450 700

commercialmarketing@halls.gb.com



LOCATION

The property is prominently situated fronting onto Wyle Cop in the town centre of Shrewsbury.

The property is located in a sought after retail location within the town centre with a strong reputation for independent retailers. The surrounding occupiers include Oberon, Tanners and Hokum. Wyle cop serves as an important vehicular route within the town centre and is located in close proximity to various public car parks serving the town.

Shrewsbury is the county town of Shropshire with a population of 71,715 people at the 2011 census. The town is an administrative and established tourist centre. The town has a largely unspoilt medieval street plan and over 660 listed buildings.

Located adjacent to the A5 (M54) trunk road, which provides access to the national road network via the M54, the town is served by a number of main roads including the A5, A49, A53, A488, A528, A458 and A5112.



SHREWSBURY
POPULATION

76,600

APPROXIMATELY



SHREWSBURY BIG TOWN PLAN

DESCRIPTION

The property comprises of a lock up shop unit forming part of an imposing property fronting onto Wyle Cop.

The property is arranged to provide a lock up shop unit with an ancillary first floor area. The property is arranged to provide a front sales area with a Total Net Internal Floor Area of approximately 368 ft sq (34.18 m sq) and rear sales area of approximately 157 ft sq (14,58 m sq)

The property has a first floor area with a toilet providing a Total Net Internal Floor Area of approximately 250 ft sq (23.22 m sq).

ACCOMMODATION

All measurements are approximate

	M SQ	SQ FT
GROUND FLOOR		
Front Sales Area	34,18	368
Rear Sales Area	14.58	157
Rear Stores	11.33	122
FIRST FLOOR		
Room 1	15.69	169
Room 2	7.52	81
BASEMENT	NOT IN USE	



TENURE

The property is offered to let on a new lease for a length of term by negotiation with rent reviews at three year intervals. The lease is granted on Tenants Internal Repairing and Insuring Terms.

PLANNING

Prospective tenants should rely on their own enquiries

The property is understood to benefit Use Class E in respect of the shop unit. The property is understood to be Grade 2 Listed.

SERVICES

(Not tested at the time of our inspection.)

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

VAT

The property is understood not to be elected for VAT. Therefore VAT will not be charged on the rent.

RENT

£15,000 (Exclusive) per annum.

LEGAL COSTS

The incoming tenant is to be responsible for their own legal costs associated with the transaction

RATES/EPC


We have made online enquiries to the local authority and were advised as follows:

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£10,250	£5,115	TBC

RATES

LOCAL AUTHORITY

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

 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

VIEWING

Strictly by prior arrangement with the letting agents. For more information or to arrange a viewing, please contact:

Commercial Department



01743 450 700



commercialmarketing@hallsgb.com

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.