

# TO LET OR FOR SALE

ALL ENQUIRIES

# REFURBISHED GROUND FLOOR SHOP UNIT WITH BASEMENT



**RENT:**  
£27,500 PER ANNUM (EXCLUSIVE)

**PRICE:**  
OFFERS IN THE REGION OF  
£295,000 (EXCLUSIVE)

**PROMINENT REFURBISHED GROUND FLOOR SHOP UNIT WITH BASEMENT**  
**27B PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP**

- Refurbished shop unit with suspended ceiling to sales and toilet and welfare facilities
- Located in the sought after town of Shrewsbury
- Situated adjacent to Pride Hill, which serves as the prime retail street in Shrewsbury
- Total Sales Area 1,372 ft sq (127.5 m sq) with significant ancillary accommodation
- Also provides a rare opportunity to acquire a ground floor retail unit with basement area in the town centre

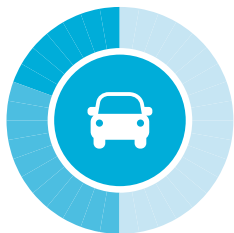
### LOCATION

The property is prominently located fronting St Marys Street in a prime retail pitch. The surrounding occupiers including M and S, Home Bargains, Barclays, Tesco and Superdrug.

Pride Hill acts as the prime retail street (pedestrianised) in the town centre with The Pride Hill Shopping Centre and Charles Darwin Shopping centre being accessed off the same.

Shrewsbury is the County Town of Shropshire and has a significant catchment population as well as acting as an administrative and tourist centre. The town is sat on the River Severn and had a population of 71,715 at the 2011 census.

The town has over 660 listed buildings and is located approximately 48 miles west of the City of Birmingham and approximately 44 miles south of the City of Chester. There is access to the national road network via the A5(M54 link road).



**TELFORD**  
16 MILES

**CHESTER**  
44 MILES

**BIRMINGHAM**  
52 MILES



**BIRMINGHAM**  
1H 32M\*

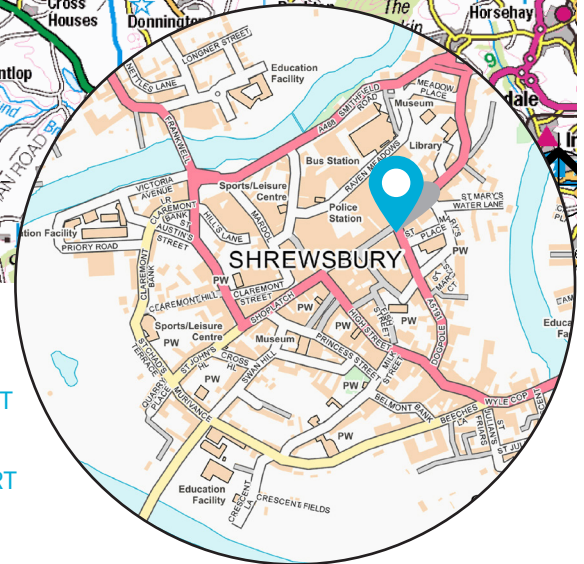
**LONDON**  
2H 56M\*



**LIVERPOOL AIRPORT**  
64 MILES

**BIRMINGHAM AIRPORT**  
60 MILES

**MANCHESTER AIRPORT**  
68 MILES



## DESCRIPTION

The property offers the opportunity to either let or the rare opportunity to acquire a prominently located shop unit in the sought after town of Shrewsbury. The shop unit has been subject to an extensive scheme of refurbishment and improvement and benefits from a suspended ceiling and toilet and welfare facilities and a fully glazed shop front onto St Marys Street.

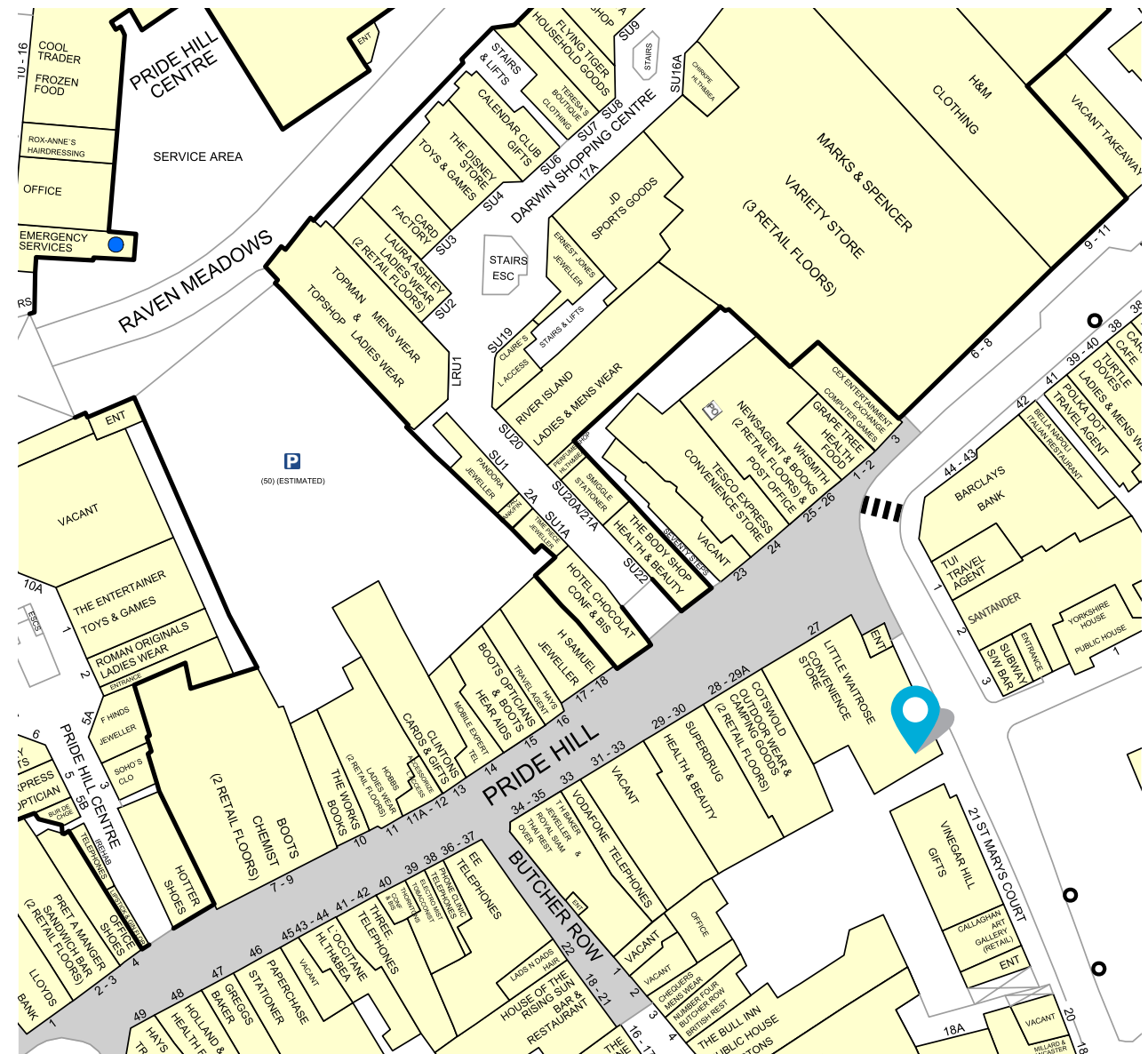
The property benefits from a Total Sales Area of approximately 1,372 ft sq (127.5 m sq) with an extensive basement area. The basement area can either be let with the shop or not.

The property benefits from a DDA compliant ramped access from St Marys Street and lends itself to a variety of commercial uses.

## ACCOMMODATION

(All measurements approximate)

	SQFT	MSQ
<b>GROUND FLOOR</b>		
Total Sales Area	1,372	127.5
<b>BASEMENT</b>		







### PLANNING

Prospective tenants to make their own enquiries.

The property benefits from planning consent for Use Class E (formerly A1(Retail) of the Town and Country Use Classes Order 1987. The property would lend itself to a variety of uses Subject to statutory Consents

### RATEABLE VALUE

The rateable value for the property is in the process of being reassessed.

Interested parties should make their own enquiries to the local authority

### SERVICES

(Not tested at the time of inspection)

Mains electricity, water, drainage and gas are connected to the property.

### EPC

The EPC rating for the property is C (63)

### TENURE

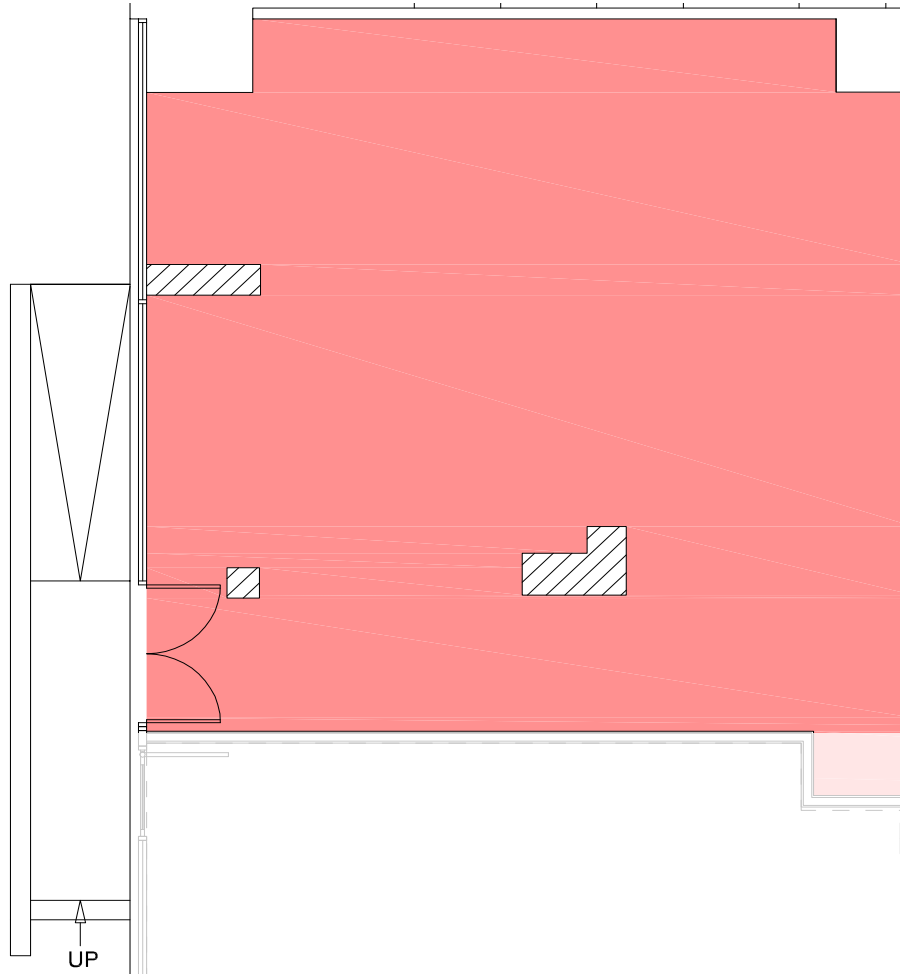
The property is either:

Offered to let on a new Tenants Full Repairing and Insuring lease (subject to service charge) for a length of term by negotiation.

Or:

For sale with vacant possession on a long leasehold basis for 999 years at a peppercorn rent (with service charge liabilities for the communal areas).





### RENT

£27,500 per annum (Exclusive)

### PRICE

Offers in the region of £295,000 (Exclusive) for a 999 year lease at a peppercorn rent.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of the granting of the lease.

### VAT

The property is elected for VAT and therefore VAT will be payable.

### LOCAL AUTHORITY

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

### VIEWING

Strictly by prior arrangement with the agents.

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