

SHREWSBURY

30-32 PRIDE HILL

RETAIL UNIT AVAILABLE BY WAY
OF A NEW LEASE

RENT REDUCED £80,000 per annum

Location

Shrewsbury is the county town of Shropshire, located 50 miles to the North West of Birmingham, 40 miles South of Chester and 15 miles West of Telford. The town benefits from good communication links with the M54 motorway linking to junction 10 and 11 of the M6 motorway.

The City has a population of over 90,000 and a tourist and shopping catchment of approximately 200,000 people. The property is situated in a prime position on Pride Hill and is adjacent to **Superdrug** and **Vodafone** and other retailers in the near vicinity include **Little Waitrose**, **H Samuel**, **Carphone Warehouse** and **Hotel Chocolat**.

Accommodation

The property is arranged on ground, first, second and third floors with the following approximate areas:

Ground Floor Sales	1,172 sq ft	108.9 sq m
First Floor Potential Sales	484 sq ft	45 sq m
First Floor Stores	539 sq ft	50 sq m
Second Floor	351 sq ft	32.61 sq m
Attic	147 sq ft	13.66 sq m

Lease/Rent

Subject to vacant possession, the property is available by way of a new full repairing and insuring lease at a rent of **£80,000 per annum exclusive**.



EPC

The Energy Performance asset rating is Band E124. A full copy of the EPC is available for inspection if required.

Business Rates

Verbal enquiries to Shropshire Council confirm the property is assessed as follows:
Rateable Value £65,500

Interested parties are advised to make their own enquires on 0345 678 9003.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

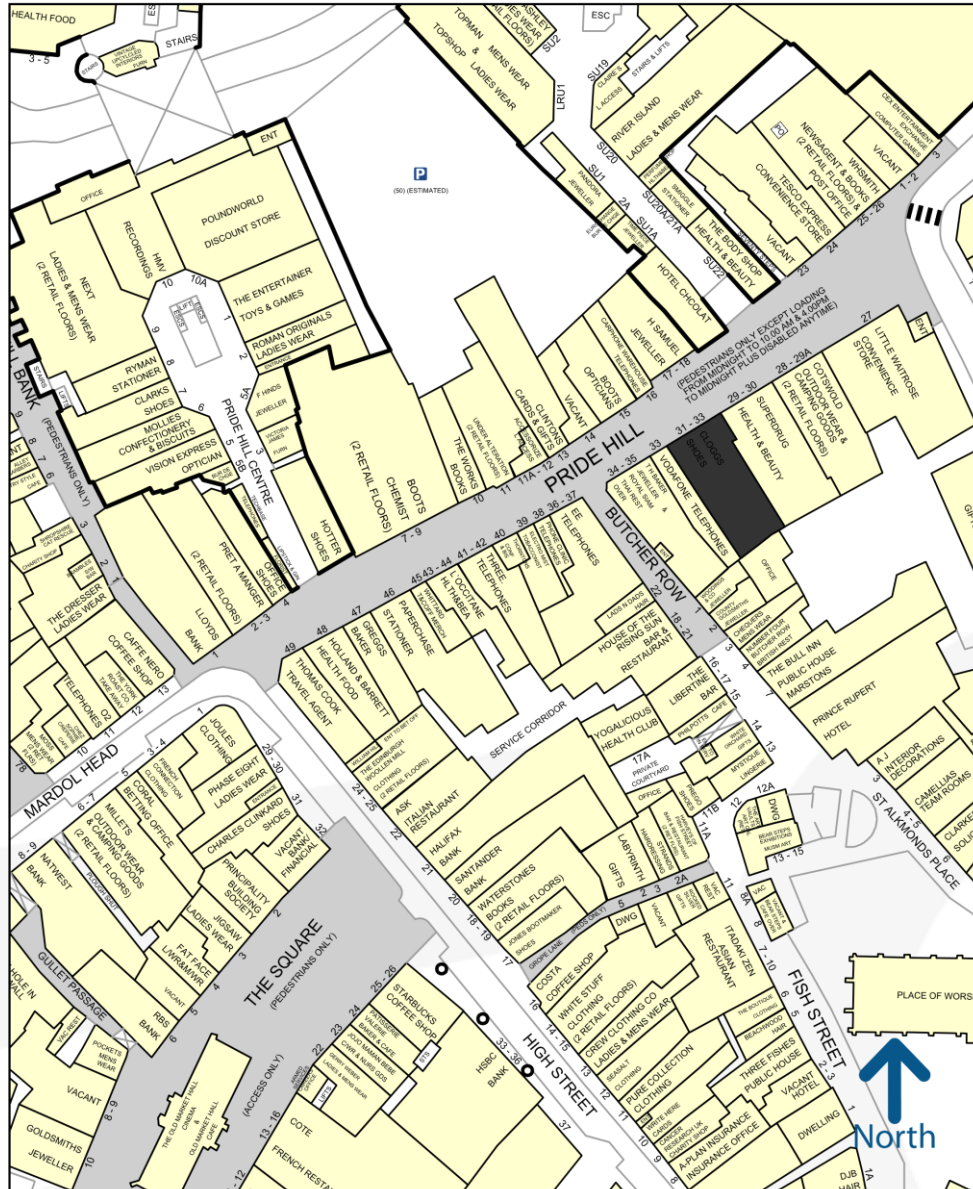
Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver, 0151 236 6725,
llyr@emanueloliver.com

Revised – 12/3/19



50 metres

Experian Goad Plan Created: 09/04/2018
Created By: Emanuel Oliver Ltd



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