

SHREWSBURY

28-29a Pride Hill

TO LET

Subject to Vacant Possession



Location

The property is situated in a strong trading position occupying a 100% prime location, on the pedestrianised Pride. Hill. Other retailers in close proximity include **Little Waitrose, Marks & Spencer, Superdrug, WH Smith, Hotel Chocolat** and **H Samuel**.

Lease

The whole property is available by way of a new Full Repairing and Insuring lease subject to gaining vacant possession.

Rent

£140,000 pax.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value £142,000

Interested parties are advised to make their own enquiries with the local authority.

EPC

C73

Accommodation

Ground Floor Sales	2,736 sqft	254.2sqm
First Floor Sales	1,934 sqft	179.7 sqm
First Floor Ancillary	575 sqft	53.5 sqm
Second Floor Ancillary	2,672 sqft	248.3 sqm
Basement Ancillary	1,219 sqft	113.3 sqm

Legal Costs

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

Photographs and plans

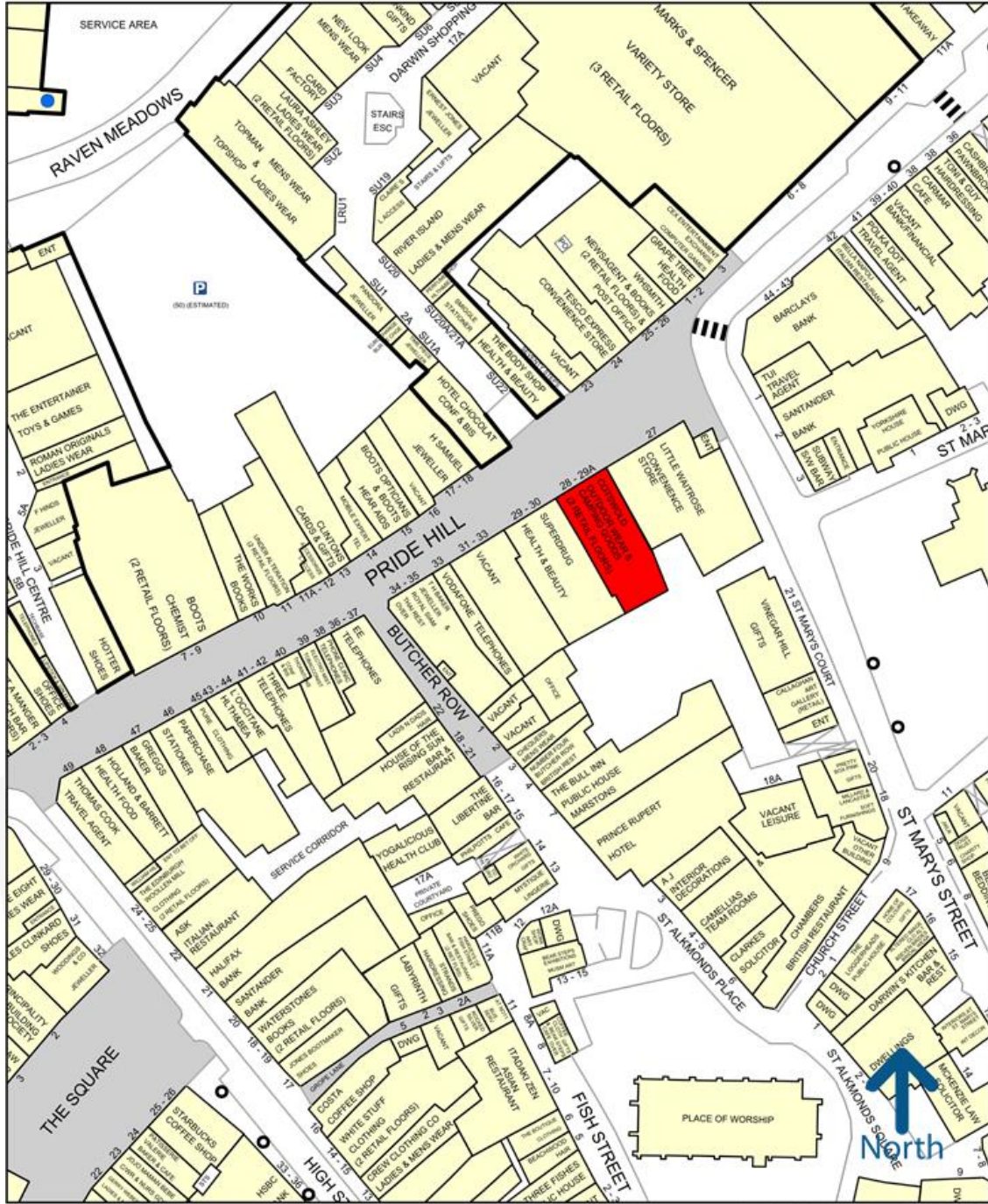
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment via the sole agents:

Dan Oliver 0151 236 2485

dan@emanueloliver.com



Experian Goad Plan Created: 16/05/2019

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