

SHREWSBURY

45 Pride Hill

Available by way of a new lease
(Subject to Vacant Possession)



Location

The premises occupy an excellent position in a 100% prime location, on the pedestrianised Pride Hill. Other retailers in close proximity include **Paperchase**, **L'Occitane**, **Greggs**, **Boots**, **Pret a Manger**, **Hotter** and **Holland & Barrett**.

Lease

The property is available by way of a new lease for a term of years to be agreed.

Rent

£29,000 per annum exclusive.

EPC

C74

Business Rates

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

Rateable Value £27,750
2019/20 Multiplier 0.491

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

Accommodation

Internal Width (front)	9' 0"	2.74 m
Widening to	10' 11"	3.32 m
Shop Depth	38' 9"	11.80 m
Ground Floor Sales	339 sq.ft.	31.5 sq.m
Ground Floor Ancillary	34 sq.ft.	3.2 sq.m.

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 through the sole agent, Dan Oliver 0151 236 2485.

dan@emanueloliver.com



Shrewsbury



Experian Goad Plan Created: 25/06/2019

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