

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.

Dont

£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

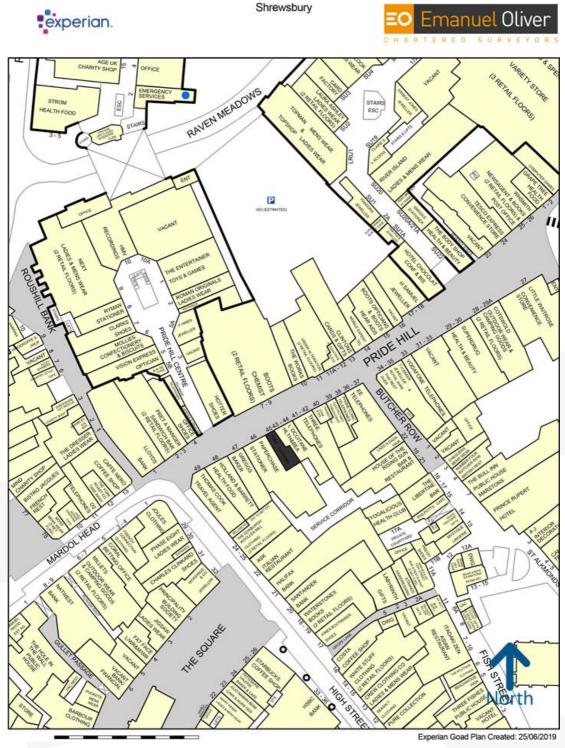
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through the sole agent, Dan Oliver 0151 236 2485.

dan@emanueloliver.com





MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.