

# SHREWSBURY

## 49a Pride Hill

# TO LET

*Upper floors suitable for variety of uses, subject to planning*



### Location

The premises comprise upper floor space situated in a prominent corner position on the corner of Pride Hill and High Street with ground floor entrance from High Street. **Hays Travel** are located below, other retailers in close proximity include **EWM, ASK, Hotter, Holland & Barrett, Joules** and **Phase Eight**.

### Lease

The whole property is available by way of a new Full Repairing and Insuring lease.

### Rent

**£18,000** pax.

### Business Rates

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

Rateable Value                      £12,000

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

### Planning

The premises currently benefit from A2 consent but other uses may be considered. Interested parties are advised to make their own enquiries with the planning department of the local authority.

### Accommodation

Ground Floor entrance	Unmeasured	
First Floor	1,188 sqft	110.4 sqm
Second Floor	1,714 sqft	159.2 sqm
Attic	368 sqft	34.2 sqm

### EPC

D80

### 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](mailto:dan@emanueloliver.com)



50 metres

Experian Goad Plan Created: 06/12/2019  
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