

SHREWSBURY

24/25 High Street

PRIME RETAIL UNIT TO LET



Location

The premises are in a prominent position on High Street, in close proximity to the prime section of Pride Hill and close to The Square in the heart of Shrewsbury town centre. Occupiers nearby include **Joules, Hays Travel, ASK, Phase Eight, Waterstones, Charles Clinkard and HSBC.**

Lease

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

Rent

£90,000 pax.

Business Rates

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

Rateable Value £98,000

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

EPC

C72

Legal Costs

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

Accommodation

Gross Frontage	39' 6"	12.04 m
Shop Depth	61' 0"	18.59 m
Ground Floor Sales	1,760 sqft	163.5 sqm
First Floor Sales	1,740 sqft	161.7 sqm
2nd Floor Ancil.	440 sqft	40.9 sqm
3rd Floor Ancil.	149 sqft	13.8 sqm

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.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly by appointment via the sole agents:

Dan Oliver 0151 236 2485

dan@emanueloliver.com



Emanuel Oliver

CHARTERED SURVEYORS



Experian Goad Plan Created: 13/01/2021
 Created By: Emanuel Oliver Ltd

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

50 metres

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