

# SHREWSBURY

## 49 Pride Hill

# TO LET

*\* Prime corner unit \**



### Location

The premises are situated in a prominent position on the corner of pedestrianised Pride Hill and High Street in a prime retail location. Nearby tenants include **Holland & Barrett**, **Greggs**, **Hobbs**, **Boots**, **Caffe Nero**, **Joules** and **Phase Eight**.

### Lease

The ground floor is available by way of a new Full Repairing and Insuring lease.

### Rent

**£75,000** per annum exclusive.

### Business Rates

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

Rateable Value                      £122,000

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

### EPC

D76

### Legal Costs

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

### Accommodation

Internal Width	23' 6"	7.17 m
Shop Depth	67' 4"	20.51 m
Ground Floor Sales	1,396 sqft	129.7 sqm
Ground Floor Ancil.	244 sqft	22.7 sqm

### 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.

### 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.

### VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

### Viewing

Strictly by appointment via the sole agents:

Dan Oliver 0151 236 2485

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



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 Created By: Emanuel Oliver Ltd



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