

# SHREWSBURY

## 47 Pride Hill

# TO LET

*\* Prime location \**



### Location

The premises are situated in a prominent position on pedestrianised Pride Hill, the prime retail location within the heart of Shrewsbury town centre. Nearby tenants include **Holland & Barrett, L'Occitane, Hobbs, EE, Boots, Caffè Nero, Pret a Manger** and **Phase Eight**.

### Lease

The premises are available by way of a new Full Repairing and Insuring lease.

### Rent

**£59,000** per annum exclusive.

### Business Rates

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

Rateable Value                      £62,500

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

### EPC

D98

### Legal Costs

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

### Accommodation

Internal Width	17' 11"	5.46 m
Shop Depth	58' 6"	10.84 m
Ground Floor Sales	1,018 sqft	94.6 sqm
First Floor Ancil.	898 sqft	83.4 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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