

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**, **Caffe Nero**, **Pret a Manger** and **Phase Eight**.

Lease

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

Rent

£50,000 per annum exclusive.

Business Rates

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

Rateable Value (2023 proposed) £50,500

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 07816 526089

dan@emanueloliver.com



50 metres
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