

# SHREWSBURY

## 11a Castle Street

# TO LET

*\* Fitted Restaurant \**



### Location

The premises are situated on Castle Street in a secondary retail location popular with numerous independent retailers, restaurants and bars. The unit is adjacent to H&M and Marks & Spencer. Nearby occupiers include **WH Smith, Grape Tree, Tesco Express, Barclays, Polka Dot Travel, Cashbrokers, Inocencia, and My Tan.**

### Lease

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

### Rent

**£45,000** per annum exclusive.

### Business Rates

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

Rateable Value                      £46,750

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

### EPC

G189

### Legal Costs

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

### Accommodation

Ground Floor	1,809 sqft	168.1 sqm
Basement	1,521 sqft	141.4 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 joint agents:

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

Llyr Emanuel [llyr@emanueloliver.com](mailto:llyr@emanueloliver.com)

Or Cooper Green Pooks 01743 276666



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