

# SHREWSBURY

## 45 Pride Hill

Available by way of a new lease  
 (Subject to Vacant Possession)

### Location

The premises occupy an excellent position in a 100% prime location, on the pedestrianised Pride Hill. Other retailers in close proximity include **Floro Lounge, L'Occitane, Clogau, Boots, Pret a Manger, The Works** and **Holland & Barrett**.

### Lease

The property is available by way of a new lease for a term of years to be agreed.

### Rent

**£19,000** per annum exclusive.

### EPC

C74

### Business Rates

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

Rateable Value (2023)      £22,750

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

### Legal Costs

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



### Accommodation

Internal Width (front)	9' 0"	2.74 m
Widening to	10' 11"	3.32 m
Shop Depth	38' 9"	11.80 m
Ground Floor Sales	339 sq.ft.	31.5 sq.m
Ground Floor Ancillary	34 sq.ft.	3.2 sq.m.

### 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 through the sole agent, Dan Oliver 07816 526089.

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



50 metres  
 Experian Goad Plan Created: 01/02/2023  
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