

SHREWSBURY

30-32 PRIDE HILL

PRIME FITTED RETAIL UNIT
AVAILABLE BY WAY OF A NEW
LEASE



Location

Shrewsbury is the county town of Shropshire, located 50 miles to the North West of Birmingham, 40 miles South of Chester and 15 miles West of Telford.

The property is situated in a prime position on Pride Hill adjacent to **Superdrug** and **Vodafone** and other retailers in the near vicinity include **Greggs**, **Body Shop**, **Boots** and **Hotel Chocolat**.

Accommodation

The property is arranged on ground, first, second and third floors with the following approximate areas:

Ground Floor Sales	1,172 sq ft	108.9 sq m
First Floor Potential Sales	484 sq ft	45 sq m
First Floor Stores	539 sq ft	50 sq m
Second Floor	351 sq ft	32.61 sq m
Attic	147 sq ft	13.66 sq m

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£40,000 per annum exclusive**.

EPC

The Energy Performance asset rating is Band C 59

Business Rates

Verbal enquiries to Shropshire Council confirm the property is assessed as follows:

Rateable Value (April 2023) £52,500

Interested parties are advised to make their own enquires on 0345 678 9000.

Legal Costs

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

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.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

Photographs and plans

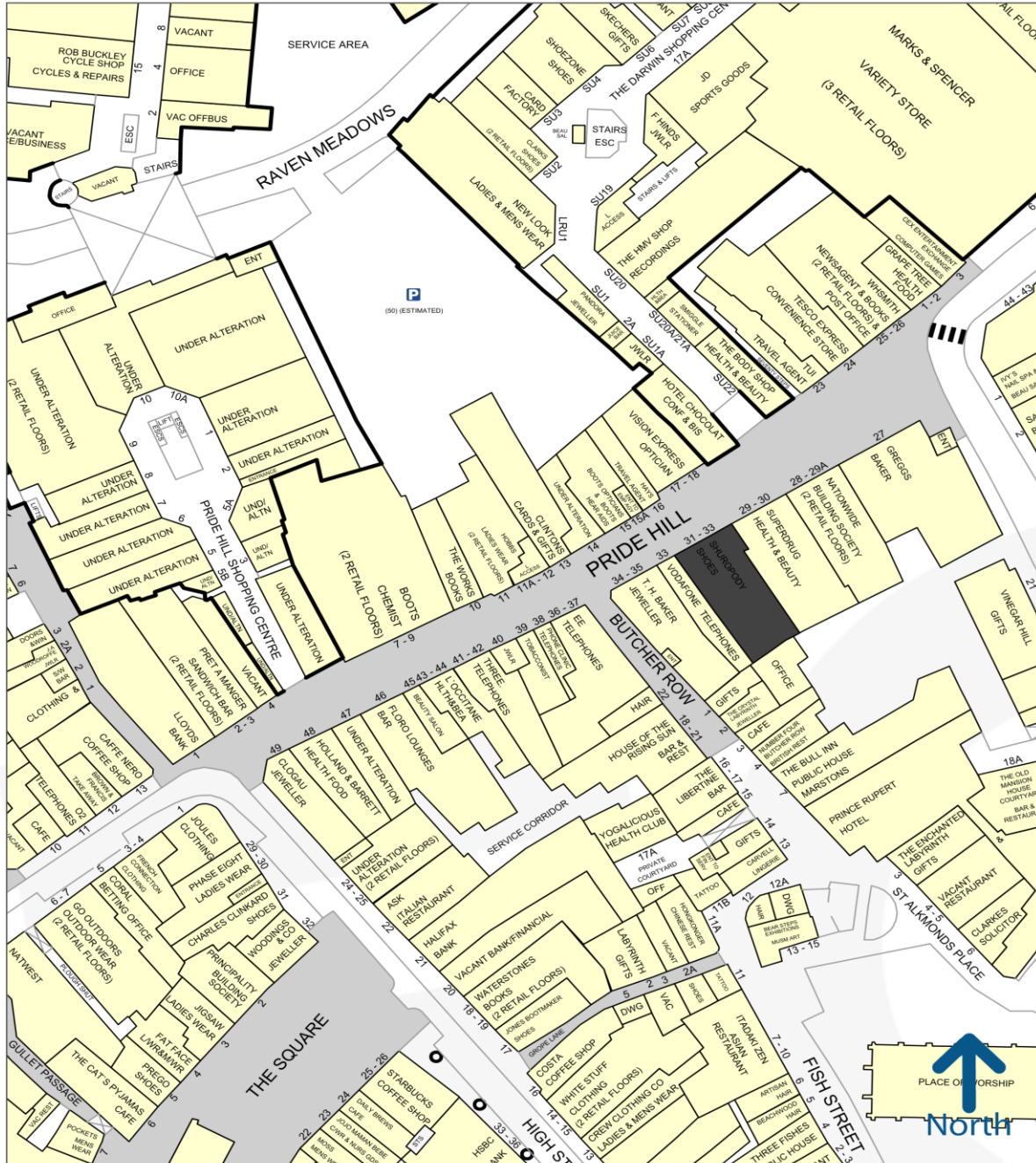
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver 07795 348079

llyr@emanueloliver.com

or joint agents Whitelaw Baikie Figes 0141 221 6161



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