

# TO LET

Lock up shop unit

Station News, Station Approach,  
Shrewsbury, SY1 2AA

# Halls

COMMERCIAL



## Prominently located ground floor lock up shop unit

- Prominent corner location adjacent to the railway station at the bottom of Castle Gates in Shrewsbury Town centre
- Total Net Sales Area 160 ft sq (14.91 m sq) with ancillary accommodation
- Suitable for a variety of uses (subject to statutory consents)

RENT: £6,500 per annum (Exclusive)

[halls.gb.com](http://halls.gb.com)

01743 450 700

## LOCATION

The property is located fronting onto Station Approach on the northern edge of Shrewsbury Town Centre. The property is located at the bottom of Castle Gates adjacent to Shrewsbury Station. Castle Gates serves as a main arterial route into Shrewsbury Town Centre from the north and west.

The property is located in proximity to a variety of retail and takeaway/leisure based occupiers including Gala Bingo.

Shrewsbury is the County Town of Shropshire, which serves as an administrative and tourist centre with over 660 listed buildings and a largely unspoilt medieval street plan. Shrewsbury had a Total Population of 71,715 at the 2011 census. The town is located approximately 15 miles west of the town of Telford, 48 miles east of the City of Birmingham and approximately 44 miles south of the City of Chester. The town is located in close proximity to the M54 which provides access to the national road network.

## DESCRIPTION

The property comprises of a prominently located lock up shop unit with a fully glazed shop front onto Station approach. The property is arranged to provide a Total Net Sales Area of approximately 160 ft sq (14.91 m sq) with a lobby and toilet. The property has most recently been in use as a newsagents/convenience store, but would lend itself to a variety of alternative uses subject to statutory consents.

## ACCOMMODATION

(All measurements are approximate)

	SQ M	SQ FT
Total Net Sales Area	14.91	160
Lobby Area	3.36	36

Toilet

## RENT

£6,500 per annum (exclusive) to be paid quarterly in advance by standing order

## TENURE

The property is offered to let on a new Tenants Internal Repairing and Insuring Lease with the tenant having responsibility for the maintenance of the shop front for a length of term by negotiation. There will be rent reviews at three yearly intervals

## PLANNING

The property is understood to benefit from planning consent for Use Class A1 (Retail) of The Town and Country Use Classes Order 1987. The property would lend itself to a variety of uses subject to statutory consents.

## RATEABLE VALUE

Rateable Value 2019/20:	£3,450
Rates Payable 2019/20:	£1,694

Interested parties should make their own enquiries to the Local Authority.

## EPC

To order

## SERVICES

(Not tested at the time of our inspection)

Mains water, electricity, drainage and gas are understood to be connected to the property.

## VAT

The property is understood to not be elected for Vat and therefore Vat will not be charged on the rent

## LEGAL COSTS

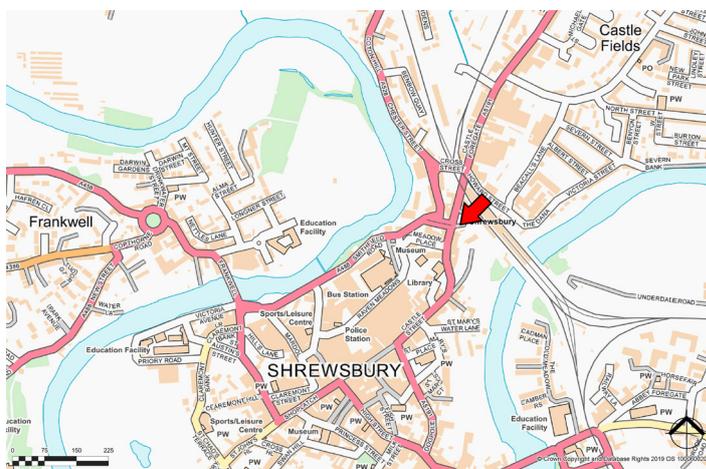
The incoming Tenant is to be responsible for the landlords legal costs incurred in respect of the granting of the lease.

## LOCAL AUTHORITY

Shropshire Council,  
Shirehall,  
Abbey Foregate,  
Shrewsbury,  
SY2 6ND

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