

**COOPER
GREEN
POOKS**

9-10 Milk Street, Shrewsbury, SY1 1SZ

Rent: £12,500 per annum

To Let

Subject to contract



Attractive Town Centre Period Offices/Studios

Located Between High Street and Wyle Cop

Ground Floor Sales Area: 42.92 sq m (462 sq ft)

DESCRIPTION

This three storey period property of brick construction set beneath a pitched slate roof enjoys a wide display frontage to Milk Street providing an attractive ground floor shop. It retains a number of historic features including exposed beams, three bay display windows, etc.

SITUATION

The premises are located in a secondary retailing position just off High Street, amongst a number of niche traders, offices and food & drink concerns. Wyle Cop and the principal shopping area around Pride Hill are a short distance away. The NCP Wyle Cop and St Julian's Friars Car Parks are within walking distance of the property.

Shrewsbury is the county town of Shropshire with a borough population of about 90,000 and a substantial catchment extending into Mid Wales.

ACCOMMODATION (all measurements are approximate and on a net internal floor area basis)

Ground Floor

Sales Area:	42.92 sq m (462 sq ft)
Gross Frontage:	8.7 m (27'7")
Internal Width:	8.31 m (27'3")
Shop Depth:	6.75 m (22'2") max
Built Depth:	8.3 m (27'1")

Rear Store
(access to Cellar - not measured or inspected)

TENURE

The premises is available on a 6 year lease subject to a tenant's break option/rent review at the end of the 3rd year on a Tenant's internal repairing and insuring basis.

Alternatively the offices can be let with the ground floor shop at a rent of £16,500 per annum on the same terms.

COSTS

Each party to pay their own costs.

SERVICES

All mains services are available, subject to any connection charges by the utility companies.

ENERGY PERFORMANCE ASSET RATING

N/A

RATING ASSESSMENT

The Local Authority verbally advise us that the current assessment for the whole building is:

Rateable Value:	To be re-assessed
Rates Payable 2020/2021:	To be re-assessed

Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

LOCAL AUTHORITY

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND
0345 678 9000

TOWN PLANNING

The Grade II Listed premises, which are situated within Shrewsbury Town Centre Conservation Area, are understood to have an existing use for Class A1 Retail purposes. Prospective occupiers should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

FIXTURES & FITTINGS

Items usually classed as Tenants' fixtures and fittings and not mentioned in these particulars are excluded from the letting.

VAT

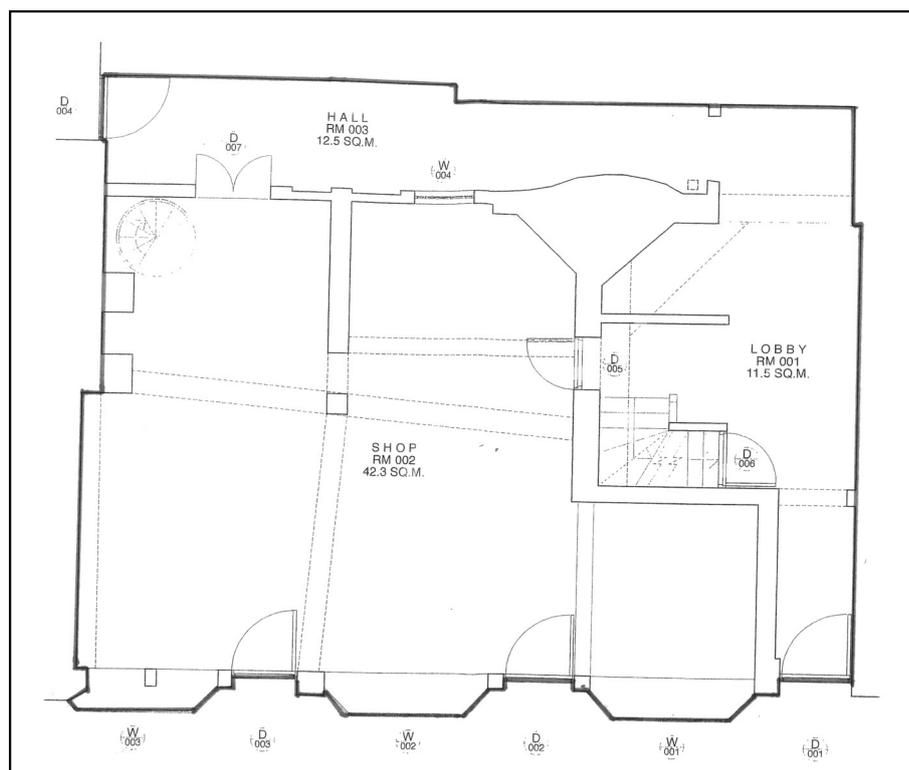
All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. The Landlord has elected not to charge VAT on the rent.

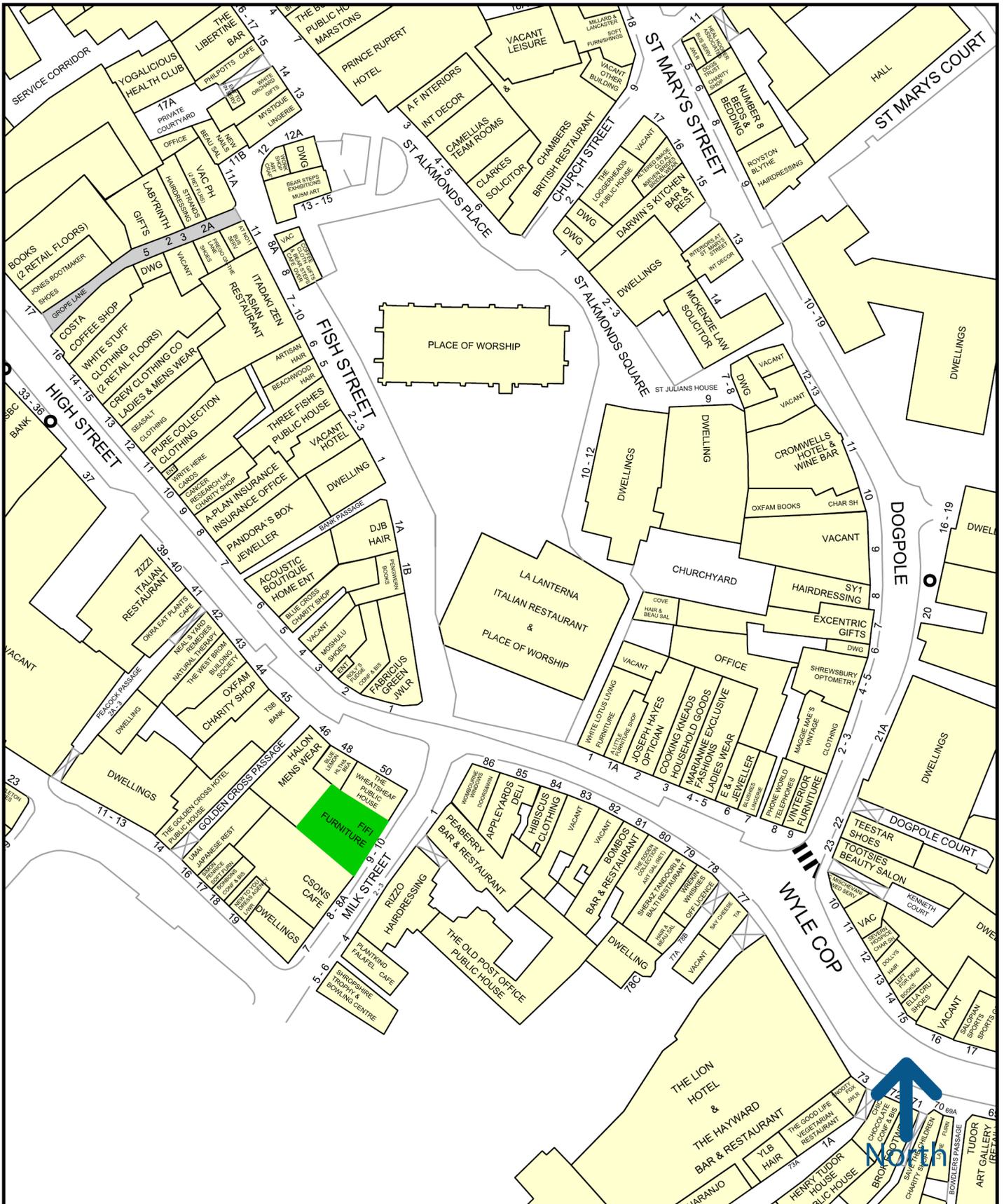
VIEWING

By arrangement with Cooper Green Pooks – ask for Alessio Dyfnallt ad@cgpooks.co.uk or Lizzy McNally elizabethmcnally@cgpooks.co.uk 01743 276666



Ground Floor





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IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on.