

TO LET/FOR SALE

14 Claremont Street, Shrewsbury,  
Shropshire SY1 1QG

Halls<sup>1845</sup>

COMMERCIAL

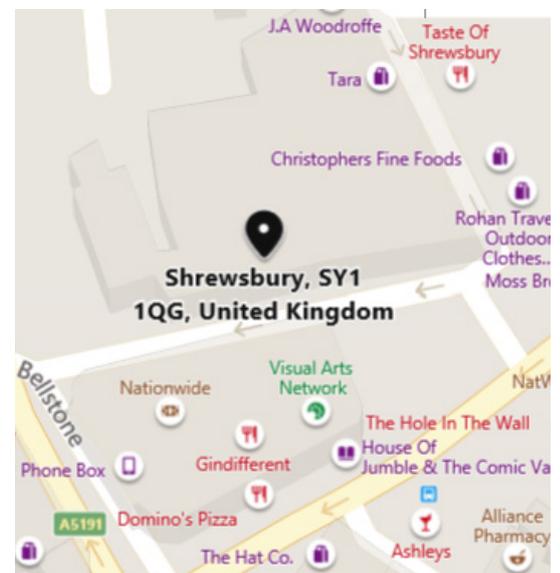


A rare opportunity to purchase or let prominently located premises benefiting from valuable A5/A3 planning consent in the centre of sought after town of Shrewsbury

- Total Ground Floor Sales Area 510 sq ft (47.38 sq m)
- Total First Floor Sales Area 474 sq ft (44.04 sq m)
- Two entrances on Claremont Street
- Suitable for a variety of alternative retail/leisure (subject to receipt of planning consents)

Offers in the region of £430,000 (exclusive)

Rent: £30,000 per annum (exclusive)



## LOCATION

The property is prominently located in the historic market and county town of Shrewsbury, in a prime location fronting onto Claremont Street which is one of the town's main thoroughfares and forms a continuation of Pride Hill, which is the town's recognised retail centre.

Claremont Street is a lower secondary retail street in the retail hierarchy of the town. The surrounding occupiers include Blacks, Subway, British Heart Foundation, Bistro Jacques and Wimpy, as well as other restaurant and leisure based occupiers. The town centre's main public car park at Barker Street is in close proximity.

Shrewsbury is an historic market town and tourist centre located approximately 15 miles west of Telford and approximately 43 miles north-west of the city of Birmingham.

Shrewsbury is the county town of Shropshire with a borough population in excess of 90,000 people and an estimated retail catchment in excess of 250,000 people within 30 minutes drive. Shrewsbury Tourism Economic Impact Assessment estimates that in excess of 2.5 million people visit the town annually with an estimated tourism spend of £130,000,000. The town has good road communications with the A49 linking the town with the Midlands and the north of England, and the A5 providing access to the M54 and M6 motorways.

## DESCRIPTION

The property comprises a mid-terraced part three, part two and part single storey property with a basement area, currently in use as a food related takeaway unit on the ground floor and a restaurant premises on the first floor with ancillary toilet and stores on the upper two floors. The restaurant premises and upper floors benefit from a separate ground floor entrance.

The property is of rendered brickwork to the front elevation with a fully glazed ground floor shop front. It has a Gross Internal Area of approximately 9.08 metres. The main roof cover is clay tiled with a flat felt roof cover to the single storey rear projection.

The premises are arranged to provide a Total Ground Floor Sales Area for the takeaway section of 510 sq ft (47.38 sq m). The first floor is divided into two areas that provide a Total Net Sales Area of approximately 474 sq ft (44.04 sq m). The basement area within the property is in use for potato peeling and storage purposes.

The property benefits from two entranceways directly from Claremont Street.

## ACCOMMODATION

(All measurements are approximate only)

PROPERTY	Sq M	Sq Ft
<b>Ground Floor</b>		
Sales Area	39.33	423
Ground Floor Entrance Area	8.05	87
Kitchen	16.77	180
Cold Stores Area	6.36	69
<b>Basement Area</b>	67.47	726
<b>First Floor</b>		
Section 1 restaurant	31.67	341
Section 2 restaurant	12.37	133
Stores	4.53	49
Kitchen	6.14	66
<b>Second Floor</b>		
Landing Area	8.11	87
Toilet		
Toilet		
Stores 1	16.95	182
Stores 2	21.66	233



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## PLANNING

Prospective tenants and purchasers should make their own enquiries relating to any acceptable planning use for the property. The property currently benefits from planning consent for Use Class A3 (Restaurant) and A5 (Takeaway). The property would lend itself to a variety of alternative uses subject to the receipt of the relevant statutory consents.

## PRICE

Offers in the region of £430,000 (Four Hundred and Thirty Thousand Pounds) (exclusive).

## RENT

£30,000 (Thirty Thousand Pounds) per annum (exclusive) to be paid quarterly in advance by standing order.

## TENURE

The property is available to let by way of a new Tenants Full Repairing and Insuring Lease for a term to be agreed.

Alternatively the property is available freehold, subject to vacant possession.

We understand the property is held under the following Title SL117343.

## RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows: -

Rateable Value (2018/19):	£18,750
Business Rates (2018/19):	£9,000

However interested parties should make their own enquiries to the local authority.

## EPC

To order.

## LEGAL COSTS

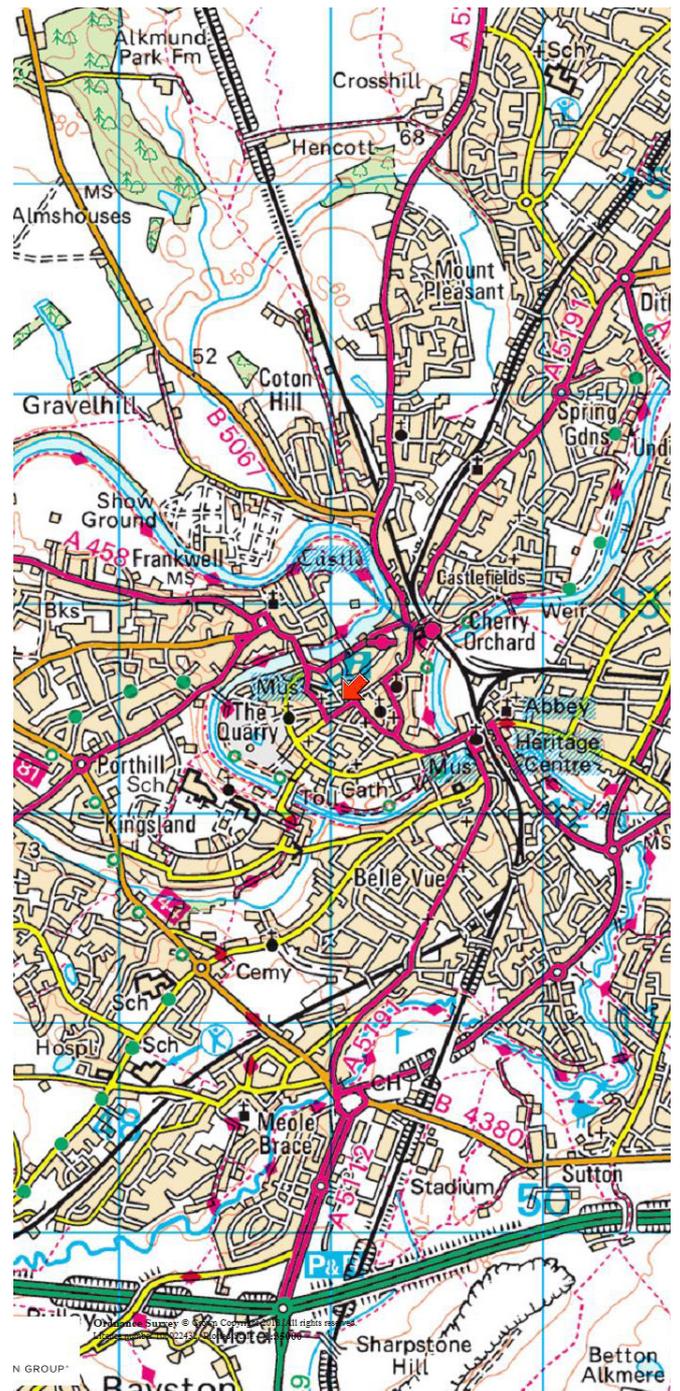
Each Party to be responsible for their own legal costs incurred in connection with the letting or sale of the property.

## VAT

All prices are to be exclusive of VAT. We understand that the property is not elected for VAT.

## LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Telephone: 0345 678 9000



## SERVICES

(Not tested at the time of our inspection)

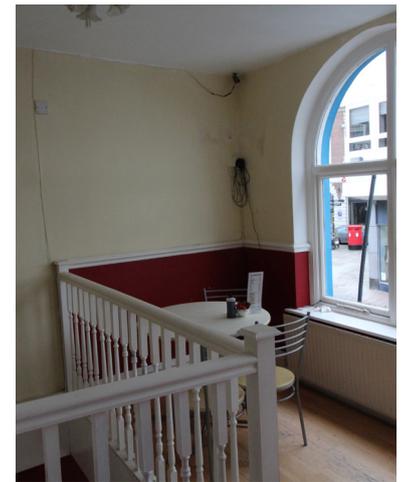
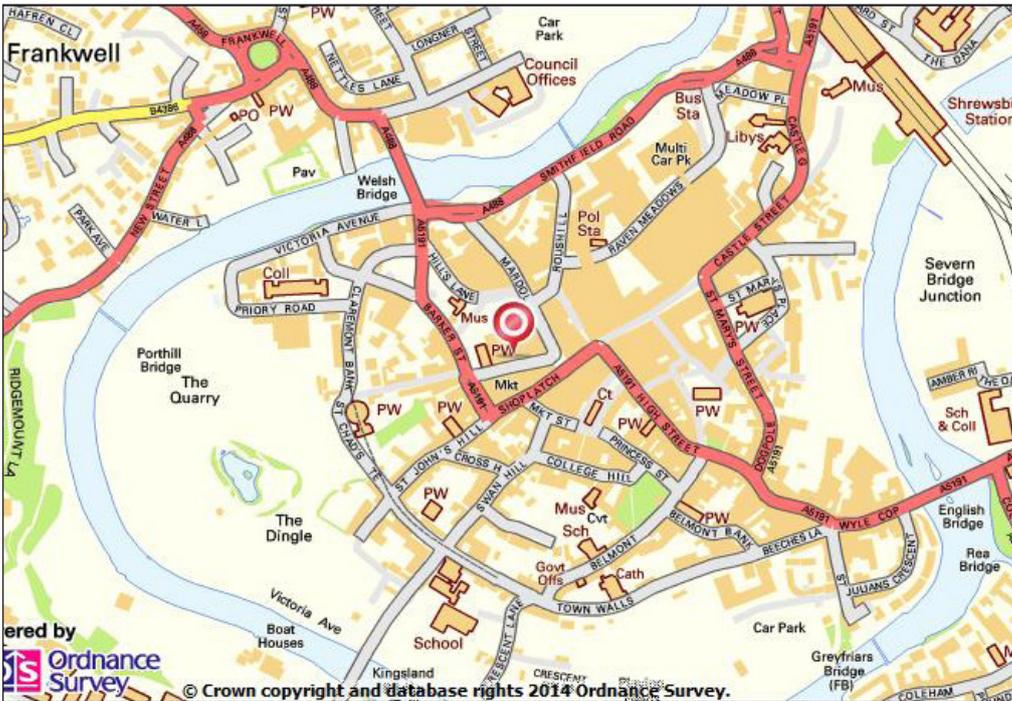
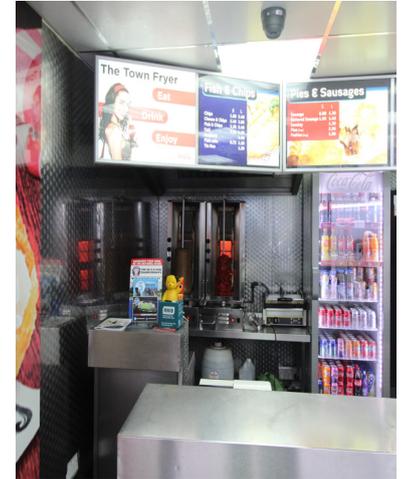
All mains services (including gas, water, drainage and electricity) are connected to the property.

## FINANCIAL ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser or tenant should satisfy themselves independently as to VAT in respect of any transaction.

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**VIEWING**

Strictly by prior arrangement via the Selling Agents.

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