

28 Castle Street, Shrewsbury, SY1 2BQ

Rent: £17,950 per annum

To Let

Subject to contract



Virtual Tour Available

**Town Centre Retail Unit with Excellent Frontage
Located on Main Road Through Town Centre
Includes Storage Areas**

**Ground Floor Sales Area: 73.97 sq m (796 sq ft)
Total Area: 121.10 sq m (1,303 sq ft)**

DESCRIPTION

This ground floor retail unit with basement, forms part of a larger mixed use property including retail with apartments on upper floors. The upper floors are currently being converted to apartments with the existing scaffolding due to be removed in August 2020. The shop unit includes an open plan sales area with sink unit, rear storage space and usable storage/studio space at basement level.

SITUATION

The premises are located in a secondary retail position on Castle Street, the main thoroughfare through Shrewsbury Town Centre. Neighbouring occupiers include Dough and Oil (artisan pizza), Bey Barbers, Soul hairdressing, The Little Gourmet (café) and St Nicholas Hotel and Bar, with H & M and Marks and Spencers further up Castle Street. The prime shopping pitch of Pride Hill is only 100m distant.

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

Internal Width:	7.75 m	(25'06")
Shop Depth:	10.06 m	(33')

Sales Area:	73.97 sq m	(796 sq ft)
Rear Store:	8.83 sq m	(95 sq ft)

Basement

Storage:	38.31 sq m	(412 sq ft)
WC		

TENURE

The premises is available on a 10 year lease, subject to a tenant's break option/rent review at the end of the 5th year on a Tenant's apportioned full repairing and insuring basis. There is a service charge of approximately £800 per annum.

COSTS

Each party to pay their own costs.

SERVICES

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

ENERGY PERFORMANCE ASSET RATING

Energy Performance Rating: E (105)

RATING ASSESSMENT

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

Rateable Value:	£21,750
Rates Payable 2020/2021:	£10,853.25

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

TOWN PLANNING

The premises, which are situated within Shrewsbury Town Centre Conservation Area, are understood to have an existing use for Retail or Financial and Professional Services purposes. Other uses such as beauty salon, medical, education etc. will also be considered. Prospective occupiers should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

LOCAL AUTHORITY

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

0345 678 9000

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 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

VIRTUAL TOUR

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Regulated by RICS

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