

12 Fish Street, Shrewsbury, SY1 1UR

Rent: £10,750 per annum

To Let

Subject to contract



**Centrally Located Retail Shop**

**Situated in the Historic Centre of Town**

**Characterful Grade II Listed Building**

**Sales Area approx.: 19.42 sq m (209 sq ft)**

**Total Net Internal Area: 48.41 sq m (521 sq ft)**

## DESCRIPTION

The property comprises a self-contained shop unit of period character with ground floor sales area, first floor showroom/office, together with second floor attic storage. Constructed of brick beneath principally a pitched tiled roof, the premises offer easily manageable accommodation suitable for local or specialist retailers. It offers an attractive display frontage, with open outlook down one of the most picturesque and historic shopping streets in the town.

## SITUATION

The property occupies a central trading position in the historic heart of the town, amongst a variety of period buildings, with other occupiers nearby including furnishings, fashions, White Orchard giftware, Mystique lingerie, House of the Rising Sun (bar/restaurant), Libertine (Cocktail Bar), Bull Inn and Philpott's, Camillia's tea rooms, the Prince Rupert Hotel and the Bear Steps art gallery/tea rooms complex. The prime trading areas of Pride Hill and High Street are less than 100 metres away.

Shrewsbury is the county town and principal administrative centre for Shropshire, with a borough population of 90,000 and a substantial catchment extending to Mid Wales of 200,000.

## ACCOMMODATION

*(All measurements are approximate and are on a net internal floor area basis)*

### Ground Floor Sales Shop

Shop Frontage (curved)	8.5m	(27'11")
Depth	5.72m	(18'9")
Cloakroom/WC		
<b>Sales Area</b>	<b>19.42 sq m</b>	<b>(209 sq ft)</b>

### First Floor

Sales/Showroom	15.05 sq m	(162 sq ft)
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### Second Floor

Attic	13.94 sq m	(150 sq ft)
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<b>Total Net Internal Area:</b>	<b>48.41 sq m</b>	<b>(521 sq ft)</b>
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## TENURE

The premises are available on a new six year lease. The rent will be increased in line with inflation (using the RPI) at the end of the third year. There will also be a tenant's break option after three years. The tenant will be responsible for all internal repairs, external redecoration when necessary and building insurance. The landlord will be responsible for external maintenance with the exception of repairs covered by buildings insurance. Rent will be paid quarterly in advance.

## COSTS

Incoming tenant to pay all reasonable legal costs in respect of the transaction including any stamp duty and VAT, if applicable.

## SERVICES

All mains services (excluding gas) are understood to be available subject to connection charges by the utility companies.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating: TBC

## RATING ASSESSMENT

We are advised by the Local Authority that the current assessment is:

Rateable Value:	£7,800
Rates Payable 2020/21:	£3,892.20*

\*The rateable occupier may qualify for Small Business Rates Relief, contact Cooper Green Pooks for more information. 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/USE

The premises are understood to have an existing use for retail purposes. The property is a Grade II Listed Building and is situated within Shrewsbury Town Centre Conservation Area. Other uses may 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.

## FIXTURES & FITTINGS

All items usually classed as tenant's fixtures and fittings, and not mentioned in these details, are excluded from the letting.

## DEPOSIT

A deposit equivalent to 3 to 6 months rent may be required.

## REFERENCES

Where applicable, the successful applicant will need to provide satisfactory references/company trading accounts.

## VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of the preparation of these particulars the Landlord had elected not to charge VAT on the rent.

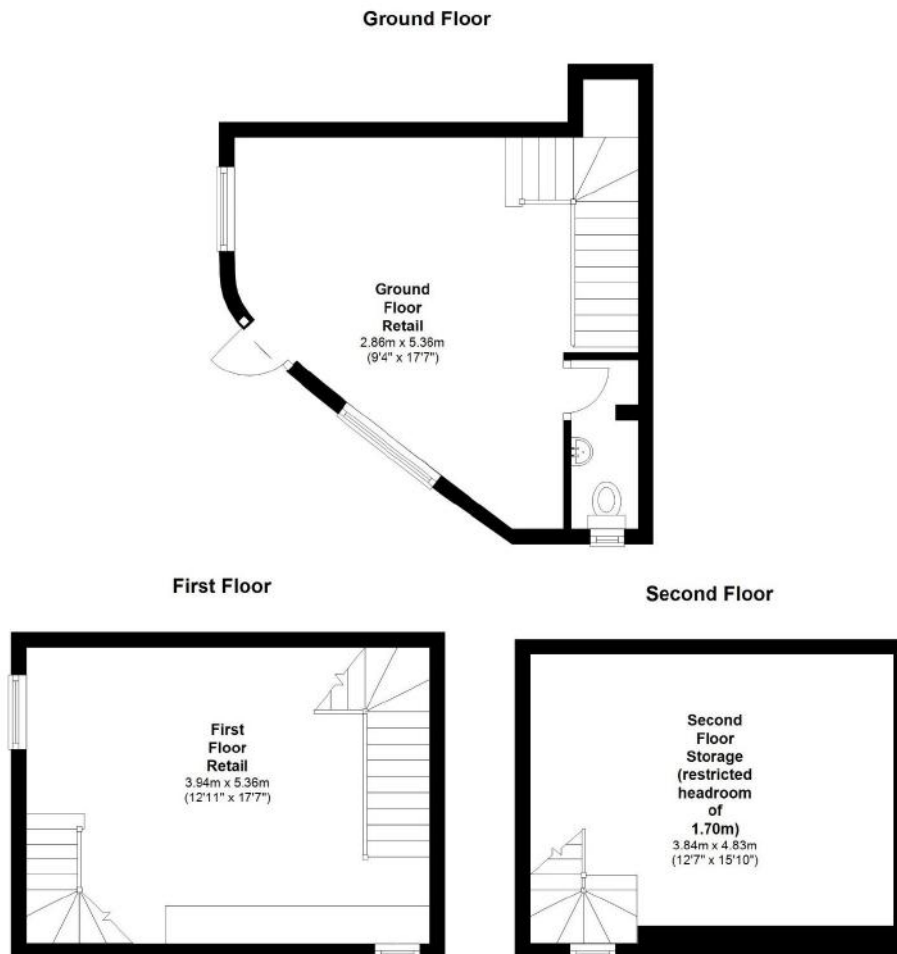
## ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with governmental anti-money laundering regulations, identification checking, funding confirmation and funding source alongside routine references and credit checking will be required for all parties leasing or purchasing property.

**PLEASE NOTE:** A director of Cooper Green Pooks has a legal interest in this property.

## VIEWING

By arrangement with Cooper Green Pooks - ask for Alessio Dyfnallt [ad@cgpooks.co.uk](mailto:ad@cgpooks.co.uk)  
Or Katie.Stephens [Katie.Stephens@cgpooks.co.uk](mailto:Katie.Stephens@cgpooks.co.uk)  
01743 276666



We accept no responsibility for any mistake or inaccuracy contained with the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using The Mobile Agent.









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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. Dimensions are generally maximum room dimensions.