



25 Shoplatch, Shrewsbury, SY1 1HS

Rent: £14,500 per annum

To Let

Subject to contract



**Easily Manageable Town Centre Shop Unit**

**Basement Storage**

**Self Contained**

**Sales Area 41.06 sq m (442 sq ft)**

## DESCRIPTION

The property comprises a modern lock up shop unit arranged on the ground floor with basement storage/ staff accommodation forming part of a substantial block of shops and offices that also includes Shrewsbury Retail Market. The current occupier, House of Jumble, is leaving due to business expansion.

## SITUATION

Shoplatch is a secondary trading location within Shrewsbury town centre, having a number of national and local retailers to hand including Blacks, World Choice, Hidden Hearing, Natwest, Dominos, etc. The prime shopping street of Pride Hill is nearby. There is on-street disabled parking and a loading bay to the frontage.

Shrewsbury is the county town of Shropshire with a Borough population of about 90,000 and a substantial retail catchment extending into Mid Wales of about 200,000 people.

## ACCOMMODATION

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

### Ground Floor

Sales Area

Internal Width 5.18m (17 ft)

Shop Depth (average) 7.92m (26 ft)

**Area 40.97 sq m (441 sq ft)**

Stairs down to:

Basement 18.95 sq m (204 sq ft)

WC

*Access to Rear Service Corridor*

## TENURE

The premises are available by way of a new 6 year lease on tenant's apportioned full repairing and insuring terms with a rent review/tenant's break option in the 3rd year. There is a service charge to cover the cost of repairs and maintenance including common areas; this amounts to an annual amount of approximately £2,500 for 2018/2019.

## COSTS

Each party to pay their own costs in respect of the transaction, together with stamp duty and VAT.

## SERVICES

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

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating: D (88)

## RATING ASSESSMENT

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

Rateable Value: £14,000

Rates Payable (2019/2020): £6,874

*\*The rateable occupier of the premises may qualify for some rates relief. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.*

Prospective occupiers are also 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 property is understood to have an existing use for Class A1 (retail) and is within the Shrewsbury town centre Conservation Area.

**FIXTURES & FITTINGS**

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

**VAT**

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. The landlords have elected to charge VAT on the rent.

**VIEWING**

By arrangement with Cooper Green Pooks – ask for Alessio Dyfnallt [ad@cgpooks.co.uk](mailto:ad@cgpooks.co.uk)  
or Lizzy McNally [elizabethmcnally@cgpooks.co.uk](mailto:elizabethmcnally@cgpooks.co.uk) 01743 276666



