

9 Dogpole, Shrewsbury, Shropshire, SY1 1EN

Rent: £12,000 per annum - Reduced Rent

To Let

Subject to contract



Attractive Character Property

Suitable for a Range of Commercial Uses

Retail, Café/Restaurant, Bar, Medical, Education, Training, Health and Beauty, Subject to Planning

Sales Area : 98.60 sq m (1,061 sq ft) Total Area: 202.60 sq m (2,180 sq ft)

DESCRIPTION

The property comprises the ground and first floor of an impressive 3 storey. The attractive set back approach from Dogpole leads into the entrance lobby with bay window and shop doorway. Internally the property includes ground floor sale areas with staff facilities and first floor storage/sales space.

SITUATION

The property is located at Dogpole just off the junction at the top of Wyle Cop. one of the main routes to the town centre, with neighbouring occupiers including Oxfam (books), Vinteriors (gift shop), Excentric (Collectibles), SY1 Hair, Teestar (Footwear) and Tootsies (Beauty Salon).

The property is close to on street parking as well as the public parking sites at NCP Wyle Cop and St Julian's Friars Car Parks.

Shrewsbury is the county town and principal administrative centre of Shropshire with a Borough population of about 90,000 and a shopping catchment extending throughout the county and into Mid Wales.

ACCOMMODATION

(All measurements are approximate and in accordance with the RICS Code of Measuring Practice)

Ground Floor

| | |
|-------------|--------------------------|
| Sales Area: | 98.60 sq m (1,061 sq ft) |
| Storeroom | 6.51 sq m (70 sq ft) |
| WC | |

First Floor

| | |
|--------------------|--------------------------|
| Sales Area/Storage | 97.49 sq m (1,049 sq ft) |
|--------------------|--------------------------|

| | |
|--------------------|----------------------------------|
| Total Area: | 202.60 sq m (2,180 sq ft) |
|--------------------|----------------------------------|

TENURE

The premises are to be let on a new lease of 6 years on a tenants internal repairing and insuring basis. Rent review/tenant break option after 3 years. Longer terms are also available

COSTS

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

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 (99)

RATING ASSESSMENT

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

| | |
|------------------------|------------|
| Rateable Value: | £16,250.00 |
| Rates Payable 2019/20: | £7,978.75 |

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 property is within Shrewsbury Town Centre Conservation Area. It is understood to have an existing use for Class A1 retail purposes although other uses such as café/restaurant, bar, medical, education, training, health and beauty etc are considered suitable, subject to planning.

FIXTURES & FITTINGS

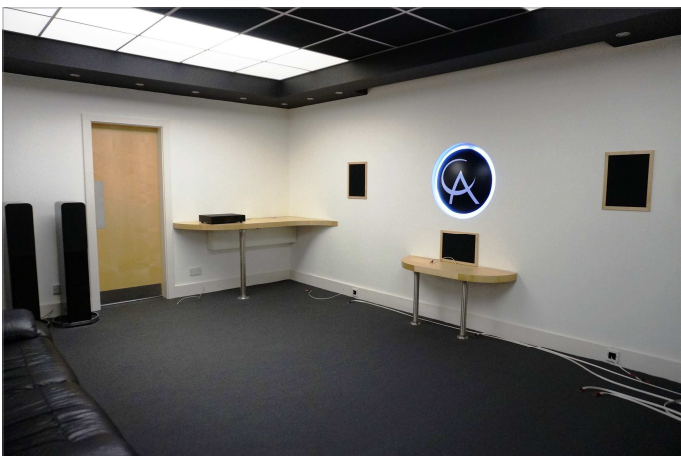
All items usually classed as tenant's fixtures and fittings, and not mentioned in these details, are excluded from the letting.

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of preparation of these particulars the Landlord had 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





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