

SHREWSBURY

33 PRIDE HILL

PRIME FITTED RETAIL UNIT
AVAILABLE BY WAY OF A NEW
LEASE



Location

Shrewsbury is the county town of Shropshire, located 50 miles to the North West of Birmingham, 40 miles South of Chester and 15 miles West of Telford.

The property is situated in a prime position on Pride Hill adjacent to **Hotter** and **TH Baker** and other retailers in the near vicinity include **Greggs**, **Body Shop**, **Boots** and **Hotel Chocolat**.

Accommodation

The property is arranged on ground, mezzanine, first and second floors with the following approximate areas:

Ground Floor Sales	385 sq ft	35.8 sq m
Mezzanine	254 sq ft	23.6 sq m
First Floor	334 sq ft	31 sq m
Second Floor	284 sq ft	26.4 sq m

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£32,500 per annum exclusive**.

EPC

The Energy Performance asset rating is Band D77.

Business Rates

Verbal enquiries to Shropshire Council confirm the property is assessed as follows:

Rateable Value - £23,750

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

VAT

Prices, outgoing and rentals are quoted exclusive of, but may be subject to, VAT.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver 07795 348079

llyr@emanueloliver.com

or joint agents Whitelaw Baikie Figes 0141 221 6161

