



105a Mount Pleasant Road,
Shrewsbury, SY1 3EL

£10,000 per annum
[exclusive]

- Net Internal Area approx. 461.98 sq ft (42.92 sq m)
- Part of a prominent neighbourhood shopping parade.
- Customer car park at rear.
- Self contained.
- Situated in a large suburban residential area to the North of Shrewsbury.
- Located off the intersection of Mount Peasant Road, Boscobel Drive and Lancaster Road, linking to the back of Ennerdale Road and Whitchurch Road.
- Nearby occupiers include Well Pharmacy, The Co-Op Food, Fletcher Family Homes offices, Snax Fish Bar, Coral, Peking Garden (Cantonese food take away), the Steam Wagon (public house) and BBC Radio Shropshire.
- Shrewsbury is the county town and administrative centre of Shropshire with a population of roughly 80,000 and a catchment extending into Wales.
- Suitable for a variety of commercial uses, subject to the required statutory consents



For further information, contact:

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Andrew Birtwistle MRICS | 07775 703 246 | ab@cgpooks.co.uk

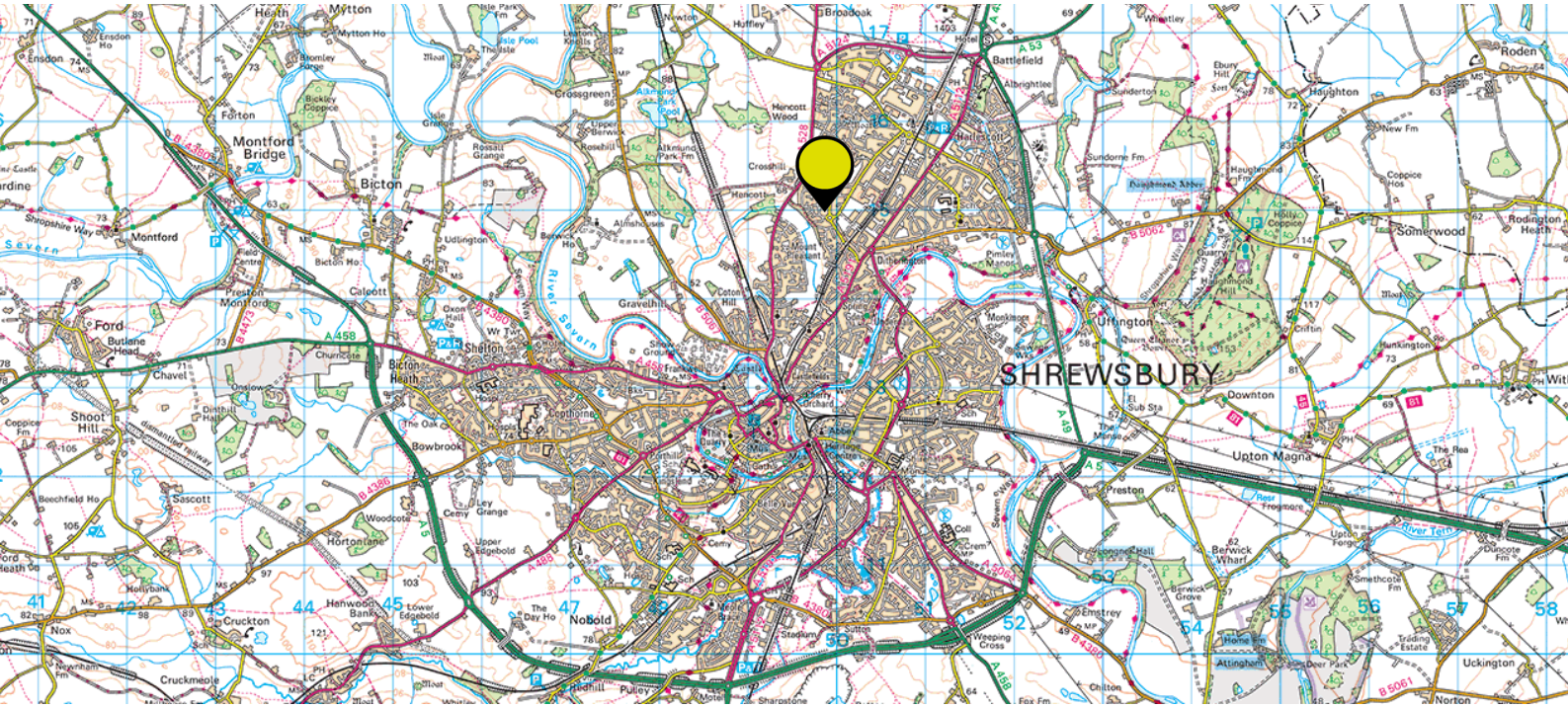
Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice.
All measurements are approximate and are on a net internal floor area basis).

Virtual Tour



Floor	Description	Size (sq ft)	Size (m ²)
Ground Floor	Sales Area	461.98	42.92
Ground Floor	Store Room	20.66	1.92
Ground floor	WC		
Total		482.65 sq ft	44.84 m²



what3words Able.pipe.rooms

Deposit

A rental deposit may be required at lease completion.

Service Charge

There is a service charge payable in addition for the maintenance and upkeep of the communal areas and exterior of the property. Further details available from the letting agent.

Services

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

Planning

The premises are understood to have an existing permitted use for Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own enquiries with the Local Planning Authority as to whether planning permission is necessary for their intended use.

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 to charge VAT on the rent.

References

The successful applicant will typically need to provide satisfactory references/company trading accounts.

Anti-money Laundering and Identity Verification:

In line with UK anti-money laundering regulations, two form of ID will be required to verify identities and confirm sources of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

Costs

The ingoing tenant is to pay the Landlord's reasonable legal fees incurred in this transaction.

Fixtures and Fittings

All items usually classed as the Tenant's Fixtures and Fittings and not mentioned in these particulars are excluded from the Letting.

Rateable Value £9,700
(1st April 2023)

Interested parties are advised to make their own enquiries with the Local Planning Authority as to what their Rates bill would be.

Energy Performance Rating TBC

Local Authority

Shropshire Council
The Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ

0345 678 9000



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.