

TO LET

PRIME RETAIL OPPORTUNITY

**30-32 PRIDE HILL
SHREWSBURY
SY1 1DP**

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 Superdrug and Vodafone, with other retailers nearby to include Greggs, Body Shop, Boots and Hotel Chocolat.

Accommodation

The property offers accommodation over ground, first, second and third floors with the following areas and dimensions:

Ground Floor Sales:	1,172 ft ²	(108.9 m ²)
First Floor:	1,023 ft ²	(95.0 m ²)
Second Floor:	351 ft ²	(32.61 m ²)
Third Floor:	147 ft ²	(13.66 m ²)
Total:	2,693 ft²	(250.18 m²)

Lease

Subject to vacant possession the property is available by way of a new full repairing and insuring lease.

Rent

Offers in excess of £40,000 per annum exclusive are sought.

Energy Performance Certificate

An EPC has been commissioned, further details available upon request.



Business Rates

We understand that the property is entered in the Valuation List as follows:

Description: Shop and premises
Rateable Value ('22/'23): £65,500

We further note that the proposed figure to take effect from 01/04/23 is:

Rateable Value ('23/'24): £52,500

Legal Costs

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

VAT

All terms are quoted net of VAT where applicable.

Entry

Upon completion of legal formalities.

Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing/Further Information

Appointments to view are to be arranged through the joint agents:

Whitelaw Baikie Figs

Emanuel Oliver

Contact: Graham Figs

Llyr Emanuel

Tel: 0141 221 6161

07795 348079

Email: graham@wbf.co.uk

llyr@emanueloliver.com

Subject to Contract



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