

TO LET

6 High Street
Shrewsbury
SY1 1SP



LOCATION

Shrewsbury is the county town of Shropshire with a population of 76,862. The property occupies a prominent location on High Street among an array of boutique national and independent occupiers including **Saltrock, Seasalt, Crew Clothing, White Stuff, Jones Bootmaker, Starbucks, Neal's Yard** and **Teresa's Boutique**.

ACCOMODATION

The premises are arranged on ground and basement floors with the following approximate areas:-

Ground Floor Sales	1,112 sq ft	103.3sq m
Ground Floor Store	39 sq ft	3.6 sq m
Ground Floor Kitchen	83 sq ft	7.7 sq m
Basement Store	554 sq ft	51.5 sq m

The property is Grade II Listed and suitable for a variety of uses subject to planning permission.

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

The property has a rating of E (106). A copy of the EPC is available upon request.

HANDOVER

The existing lease expires on **24th March 2024**. The tenant has indicated that they would be prepared to provide vacant possession prior to this date.

RENT

£38,500 per annum exclusive of rates, service charge and VAT.

RATEABLE VALUE

Rateable Value - **£33,750**
UBR 2023/2024 - **49.9p**

This information is for guidance purposes only. Qualifying businesses may qualify for up to 75% business rates relief. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with Creative Retail or our joint agents Towler Shaw Roberts on 01743 243900.

SUBJECT TO CONTRACT

SUBJECT TO VACANT POSSESSION


CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

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