

8 Roushill, Shrewsbury, SY1 1PN

Rent: £9,000 per annum **REDUCED RENT**

Price £155,000

To Let or For Sale

Subject to contract



**Easily Manageable Shop Unit
situated just off the main retail area**

Sales Area Approx. 25.38 sq m (273 sq ft)

DESCRIPTION

The property comprises a self-contained shop unit with ground floor sales area and first floor showroom/office constructed of brick under a pitched and tiled roof. It has recently traded as a hairdressing salon.

SITUATION

Set amongst a parade of specialist retailers, the premises are located in a busy secondary town centre trading position amongst a range of local, national and niche concerns including The Dresser, Caffé Nero, Jessops, Lakeland, Age UK, Brambles Sandwich Bar etc. There are on-street loading facilities to the frontage.

Shrewsbury is the county town and principal administrative centre for Shropshire, with a borough population of 90,000 and a substantial catchment extending to Mid Wales of 200,000.

ACCOMMODATION *(All measurements are approximate and are on a net internal floor area basis)*

Ground Floor

Sales Area	25.38 sq m (273 sq ft)
Gross Frontage	3.76m (12'4")
Internal Width	3.36m (11'2") max.
Depth	8.69m (28'6") max.

Stairs to:

First Floor

Stores	17.83 sq m (191.92 sq ft)
Kitchen WC)	1.91 sq m (20.56 sq ft)

Total Net Internal Floor Area: **37.2 sq m (475 sq ft)**

TENURE

The property is available on a new six year tenant's full repairing and apportioned insuring lease, subject to upward only rent review at the end of the third year.

The property is also available for sale on a freehold basis with vacant possession upon completion

COSTS

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

USE

The property is situated within Shrewsbury town centre Conservation Area. Its existing use is as a retail shop within Class A1 of the Town & Country Planning Act (Use Classes) Order 1987; other uses may be acceptable subject to town planning and landlord's consent.

SERVICES

All main services are available subject to connection charges by the utility companies. Mains electricity water and drainage are currently installed.

LOCAL AUTHORITY

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

0345 678 9000

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 details (November 2015) the owners had not elected to charge VAT on the rent.

RATING ASSESSMENT

Rateable Value: £6,900
Rates Payable 2015/16: £3,312 pa

Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

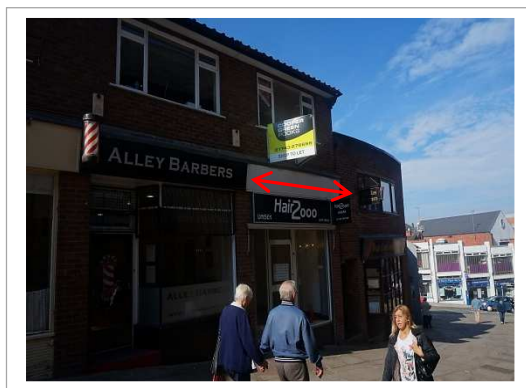
ENERGY PERFORMANCE RATING (G) 157

FIXTURES AND FITTINGS

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

VIEWING

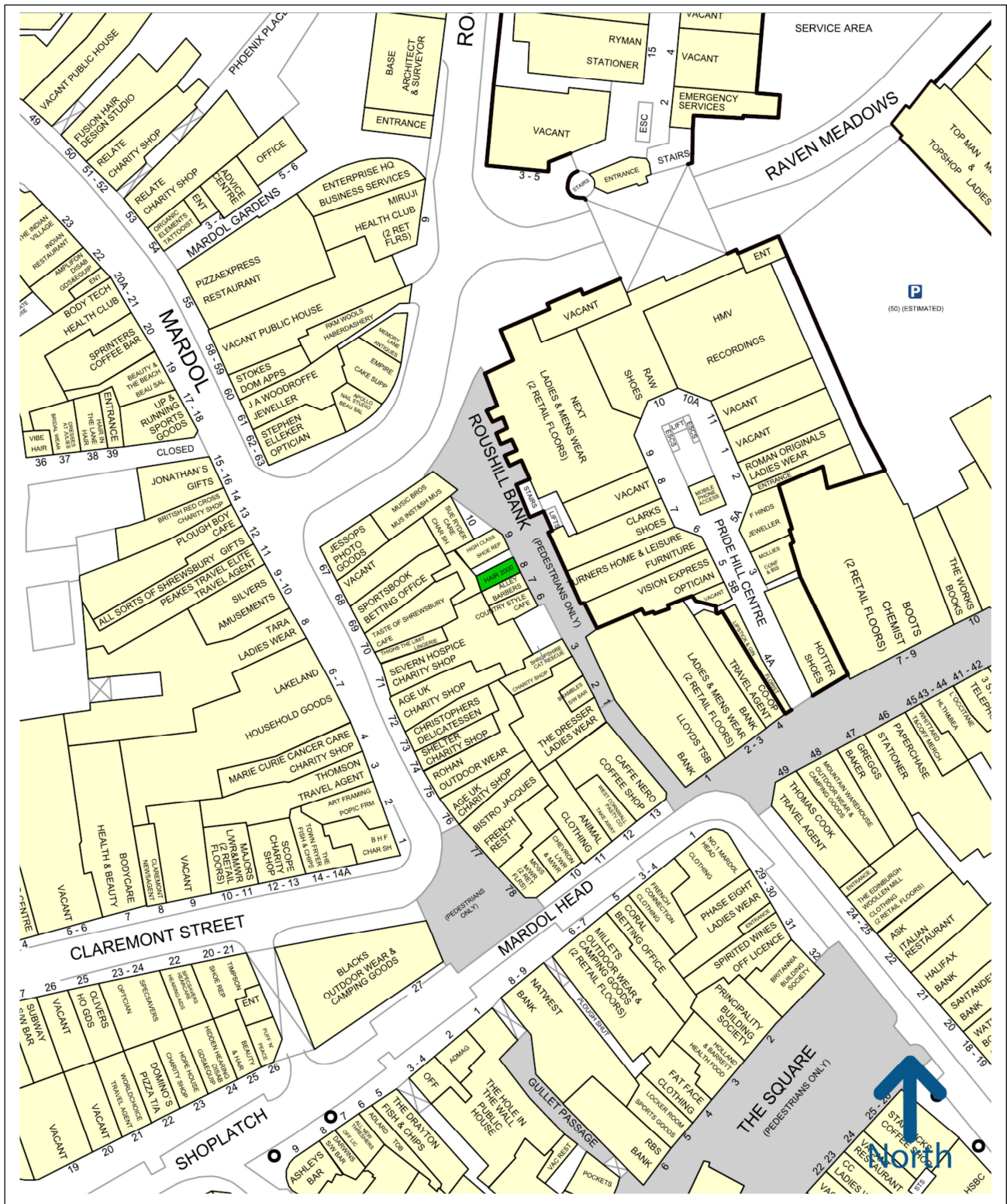
By arrangement with Cooper Green Pooks 01743 276 666. Please ask for Alice Walton



8 Roushill

Images of Shrewsbury Town Centre





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