

82 WYLE COP, SHREWSBURY, SY1 1UT

Rent: £19,950 per annum

To Let

Subject to Contract



**Prominently located Ground Floor Shop
with ancillary accommodation arranged on Upper Floors
on a main approach to the Prime Retail area**

Ground Floor Area approx. 80.77 sq m (870 sq ft)

Total Area approx. 293.6 sq m (3,159 sq ft)

DESCRIPTION

This period three-storey town centre building is Grade II listed and comprises a ground floor retail shop and basement with ancillary accommodation arranged on the first, second and third floors.

SITUATION

The property occupies a prominent position at the upper end of Wyle Cop, one of the main routes to the town centre, amongst a variety of niche retailers and food and drink operators including the Lion Hotel.

The established retail pitch of High Street is nearby with multiple retailers including Waterstones, White Stuff, Costa Coffee, Zizzi, etc also within close proximity. The NCP Wyle Cop and St Julian's Friars Car Parks are also within walking distance of the property.

Shrewsbury is the county town of Shropshire with a borough population of about 90,000 and a substantial catchment extending into Mid Wales.

ACCOMMODATION *(All measurements approximate and on a Net Internal Area basis except the Cellar which is on a Gross Internal Area basis)*

Ground Floor

Front Sales Area	22.16 sq m	(239 sq ft)
Gross Frontage:	6.17m (20'3")	
Internal Width:	4.40m (14'5") max.	
Depth:	5.75m (18'10") max.	

Steps to:

Middle Sales Area	31.07 sq m	(334 sq ft)
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Step to:

Rear Sales Area	27.54 sq m	(296 sq ft)
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Total Sales Area	80.77 sq m	(869 sq ft)
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First Floor (possible sales area)

Rear Storage Room	28.59 sq m	(308 sq ft)
Middle Storage Room	25.94 sq m	(279 sq ft)
Front Storage Room	24.81 sq m	(267 sq ft)

Second Floor

Storage (includes wc)	40.34 sq m	(434 sq ft)
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Third Floor

Storage (includes kitchen)	40.34 sq m	(434 sq ft)
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Cellar

52.79 sq m	(568 sq ft)
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Total Area Approx.	293.6 sq m	(3,159 sq ft)
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TENURE

The premises are available on a 10 year lease, subject to an upward only rent review/tenant's break clause at the end of the 5th year, on tenant's internal repairing and apportioned insuring basis. The tenant is also responsible for the maintenance and decoration of the shop front and fascia.

COSTS

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

SERVICES

All main services are understood to be available, subject to connection charges by the utility companies. Gas central heating to a number of rooms.

RATING ASSESSMENT

Rateable Value: £27,500 – Ground and First Floor

Rate Payable (2018/19): £13,200 – Ground and First Floor

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

LOCAL AUTHORITY

Shropshire County Council

The Shirehall

Abbey Foregate

Shrewsbury

SY2 6ND

0345 678 9000

TOWN PLANNING/ USE

These Grade II Listed premises, which are situated within Shrewsbury Town Centre Conservation Area, are understood to have an existing use for Class A1 (Shops) purposes with ancillary accommodation/flat above.

The premises are considered suitable for a variety of other purposes including Class A2 (financial and professional services), A3 (café and restaurant) etc subject to obtaining any necessary consents. Prospective occupiers should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

EPC

Energy Performance Asset Rating: E119

FIXTURES & FITTINGS

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

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of preparation of these details the Landlord had elected not to charge VAT on the rent.

VIEWING

By arrangement with Cooper Green Pooks, Alessio Dyfnallt on 01743 276666 or email ad@cgpooks.co.uk



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