

111 Frankwell, Shrewsbury, SY3 8JU

Rent: £7,500 per annum

To Let

Subject to Contract



**Easily Manageable Ground Floor Shop  
Situated on a Main Approach to the Town Centre**

**Sales Area approx. 35 sq m (383 sq ft)**

## **DESCRIPTION**

The property comprises an easily manageable lock-up shop unit forming part of a period building dating back to the 16<sup>th</sup> Century, which has the benefit of rear delivery access.

## **SITUATION**

The property is prominently situated on the main approach to Shrewsbury Town Centre from the west, amongst a variety of similar buildings, which make up the historic residential and commercial suburb of Frankwell. Nearby occupiers include lighting/fireplace retailers, take-aways, soft furnishings, public house, solicitors, hairdressers, surveyors, etc. Shrewsbury Town Centre is about half a mile distant. All local amenities are to hand, with Frankwell short and long stay public car parks and Theatre Severn being close by.

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

## **LEASE**

The premises are available on a new 6 year lease, subject to a rent review at the end of the 3rd year, on a Tenant's apportioned internal repairing and 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**

Mains electricity and water installed, subject to connection charges by the utility companies.

## **RATING ASSESSMENT**

We are verbally advised by the Local Authority that the current assessment is:

Rateable Value:	£5,800.00
Rates Payable 2018/19:	£2,552.00*

*\*The rateable occupier may qualify for up to 100% Small Business Relief, contact Cooper Green Pooks for more information.*

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

## **FIXTURES & FITTINGS**

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

## **TOWN PLANNING**

It is understood that the premises form part of a Grade II Listed Building situated within the Frankwell Conservation Area. It has an existing use for Class A1 (retail) purposes. The premises are considered suitable for a variety of other uses such as Class A2 (financial & professional services) or B1 (office), 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.

## **LOCAL AUTHORITY**

Shropshire County Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND

Tel: 0345 678 9000

## EPC

Energy Performance Asset Rating: N/A

## VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. The Landlord has elected not to charge VAT on the rent.

**ACCOMMODATION** *(All measurements are approximate and in accordance with the RICS Code of measuring practice)*

### Ground Floor

#### **Sales Area**

Gross frontage	6.24 m (20'5")
Internal width	5.7 m (18'7") narrowing to 3.8 m (12'5")
Internal depth	7.59 m (24'9")
Net sales area	35.59 sq m (383 sq ft)

#### **Office/Storage/Kitchen**

Net area	11.66 sq m (126 sq ft)
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**Net Internal Area                    47 sq m (508 sq ft)**

## WC

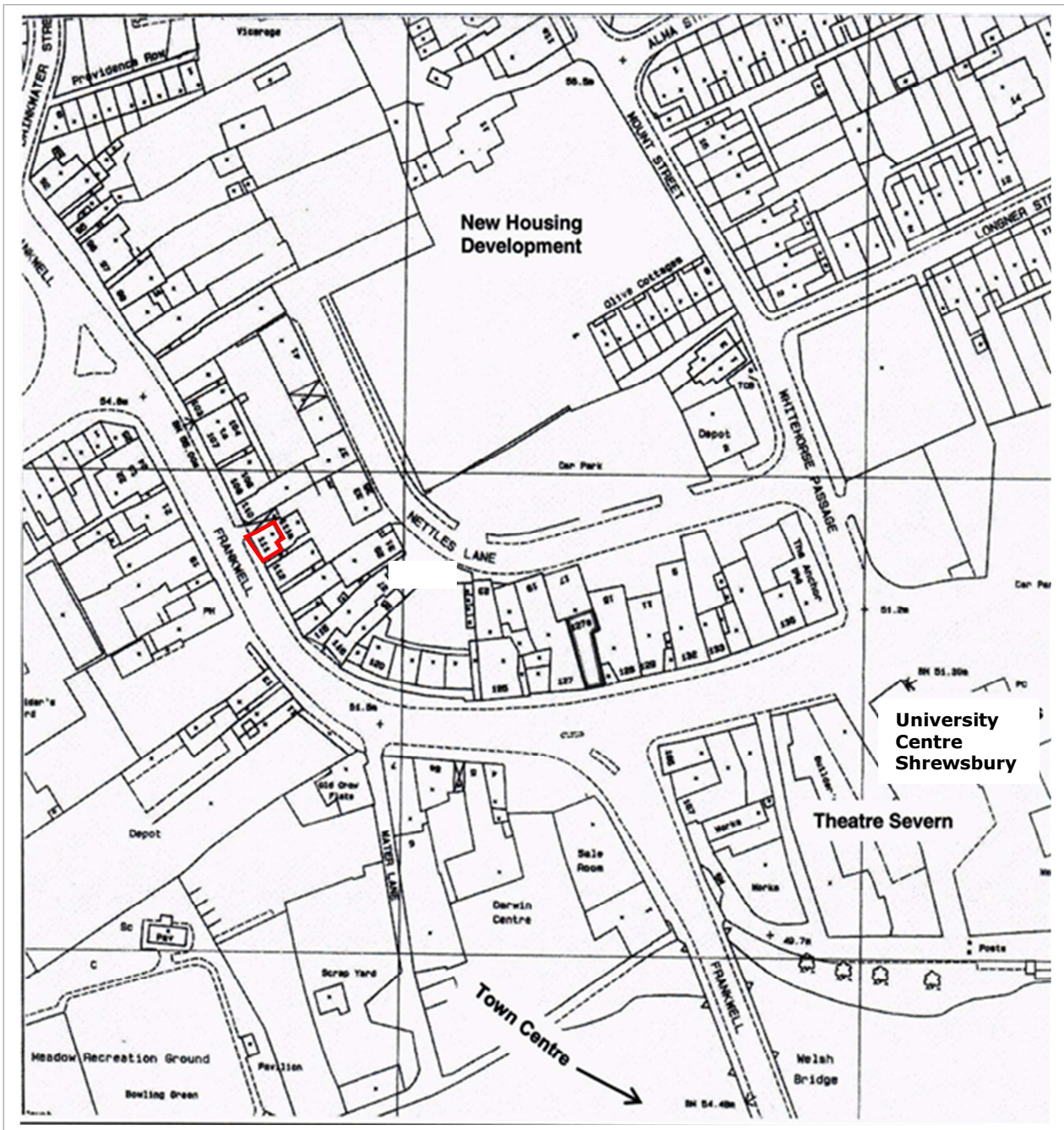
### Outside

Rear delivery access off Nettles Lane, shared with the adjoining occupiers.

## VIEWING

By arrangement with Cooper Green Pooks 01743 276 666, ask for Alessio Dyfnallt.





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Regulated by RICS

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