

# TO LET

# TSR

TOWLER SHAW ROBERTS

## ATTRACTIVE RETAIL PREMISES IN SOUGHT AFTER TOWN CENTRE LOCATION



**2 GROPE LANE  
SHREWSBURY  
SHROPSHIRE  
SY1 1XS**

- Attractive and well-appointed retail property extending in total to approx. 882 sqft (81.97 sqm).
- Stylishly presented accommodation with attractive display frontage and period features throughout.
- Highly sought-after location within the heart of Shrewsbury Town Centre amongst a variety of independent and boutique retailers.
- The premises are considered suitable for a range of uses, subject to planning.
- Available To Let on a new Lease. Rent: **£12,000** per annum exclusive.

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

## Location

The premises occupy a convenient location in the historic area of Grope Lane, which leads directly to the main High Street within the heart of Shrewsbury Town Centre.

The main High Street boasts a wide range of national and independent retailers with Costa Coffee, Jones the Bootmakers and White Stuff nearby together with a number of boutique retail outlets, the Prince Rupert Hotel and the main retail area of Pride Hill only a short distance away.

Shrewsbury is the historic County Town and main administrative centre of Shropshire strategically located at the intersection of the main A5 and A49 trunk roads approximately 12 miles west of Telford, 45 miles North West of Birmingham and 45 miles south of Chester.

## Description

The premises are located on the lower ground floor of an attractive 3-story mixed-use period building and comprises a well-appointed retail unit extending in total to approx. 882 sqft (81.97 Sqm) with ancillary kitchenette and WC facilities at the rear. The property is stylishly presented with an attractive frontage with stairs down to the entranceway and has been fitted out to a high standard with feature tiled flooring, spotlights and modern fixtures.

The unit is currently trading as a hair salon but is considered suitable for a wide range of uses (subject to planning)

## Accommodation

Description	Sqm	Sqft
Main Retail/Sales Area	77.37	832
Kitchenette	4.6	50
Separate WC		
<b>Total</b>	<b>81.97</b>	<b>882</b>

## Services (Not Checked or Tested)

Mains water, electricity, and drainage services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

## Tenure

The property is available To Let on new Lease on a Tenant's apportioned full repairing and insuring basis for a term to be agreed, subject to upward only rent reviews at 3 yearly intervals.

## Rent

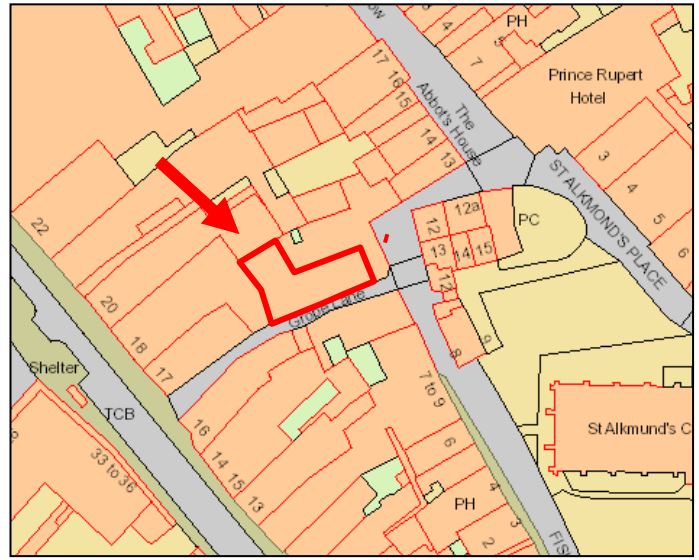
**£12,000** per annum exclusive.

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Shop and premises  
Current Rateable Value – £9,400  
Rateable Value From 1<sup>st</sup> April 2023 - £9,700

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.



For Reference purpose only

Scale: Not to Scale

## Energy Performance Rating

Energy Performance Asset Rating: C (57)

## Planning

The property is located within the Shrewsbury Town Conservation Area. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

## Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 678 9000.

## Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord has not elected to charge VAT on the property at the present time.

## Anti-Money Laundering (AML) Regulation

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from any applicants, in addition to the usual references and credit checks.

## Viewing

Strictly by appointment with the Sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

January 2023

## TSR House

**Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA**  
Tel: 01743 243900 Fax: 01743 243999

Also at

**Unit 8, Hollinswood Court**  
**Stafford Court, Telford, Shropshire TF3 3DE**  
Tel: 01952 210222 Fax: 01952 210219

Also at

**4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA**  
Tel: 01902 421216 Fax: 01902 426234

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## Important Notice

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