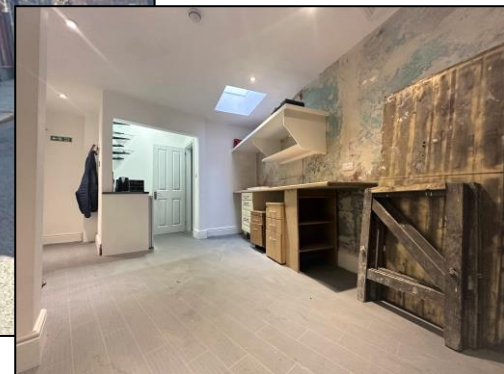


# TO LET

# TSR

TOWLER SHAW ROBERTS

## ATTRACTIVE FULLY REFURBISHED GROUND FLOOR RETAIL PREMISES IN PROMINENT TOWN CENTRE LOCATION



**20 CASTLE  
GATES  
SHREWSBURY  
SHROPSHIRE  
SY1 2AD**

- Well located double fronted ground floor retail premises forming part of an attractive Grade II listed building.
- Newly refurbished versatile accommodation extending to approx. 680 sqft (63.19 sqm) providing open plan retail space with rear storage areas and welfare facilities.
- Occupying a sought-after town centre location fronting Castle Gates with Shrewsbury Railway Station and other amenities in close proximity.
- Available To Let on a new Lease. Rent: **£14,000** per annum exclusive.

## Call **01743 243900**

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

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

The property occupies a prominent location within Shrewsbury Town Centre fronting Castle Gates, being the main vehicular route through the town centre from the north west. The property is located in close vicinity of the Shrewsbury Railway Station and a short walking distance of The Darwin Shopping Centre, Shrewsbury Library and Castle Museum, with on-street short stay car parking nearby.

Shrewsbury is the County Town and Administrative Centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk roads, approximately 47 miles North West of Birmingham, 15 miles west of Telford and 40 miles south of Chester.

## Description

The property comprises a newly refurbished and well-appointed ground floor retail premises forming part of an attractive Grade II listed period property extending to approx. 680 sqft (63.19 sqm). The premises are fitted to a modern standard providing an open plan retail sales area having an attractive period glazed frontage with recessed entrance with storerooms and welfare facilities at the rear. The premises also includes additional storage accommodation at basement level.

The property provides versatile accommodation offering scope for a variety of uses, subject to planning.

## Accommodation

	SQFT	SQM
Retail Sales Area	560	52.1
Kitchenette/ Store Room W/C	120	11.09
Basement Storage		
<b>Total</b>	<b>680</b>	<b>63.19</b>

## Tenure

The premises are available To Let on a new Tenant's full repairing and insuring lease for a minimum term of 3 years, or multiples thereof, subject to 3 yearly upward only rent reviews.

The lease is to granted outside the security of tenure provisions, of the Landlord and Tenant act 1954.

## Rent

**£14,000** per annum exclusive, payable quarterly in advance.

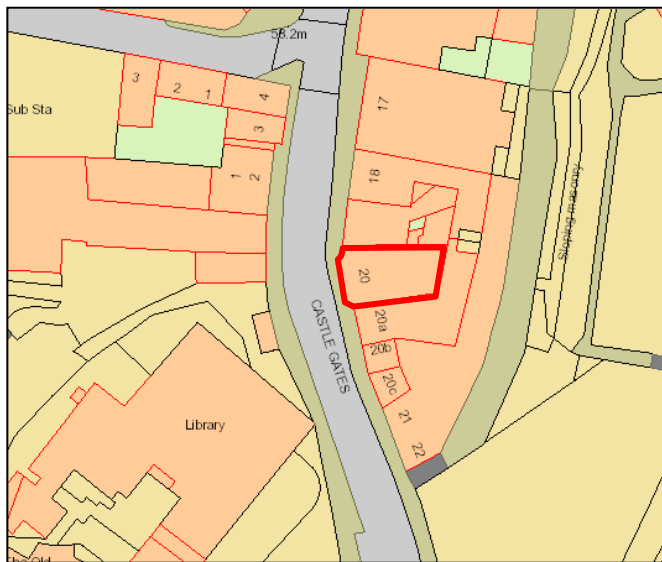
## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Shop and premises  
Current Rateable Value – £12,000

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.

Prospective Tenants may qualify for small business rates relief. Interested parties are advised to make their own enquiries with the Local Authority.



For Reference purpose only

Scale: Not to Scale

## Energy Performance Rating

Energy Performance Asset Rating: B (41)

## Services (Not Checked or Tested)

It is understood that mains water, electricity and drainage services are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

## Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

We understand that the property is a Grade II listed building and is located within the Shrewsbury Town Centre Conservation area.

## 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. It is understood that the Landlord has not elected to charge VAT on the property however retains the right to do so in future.

## 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.

March 2023/ Amended July2023

## 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

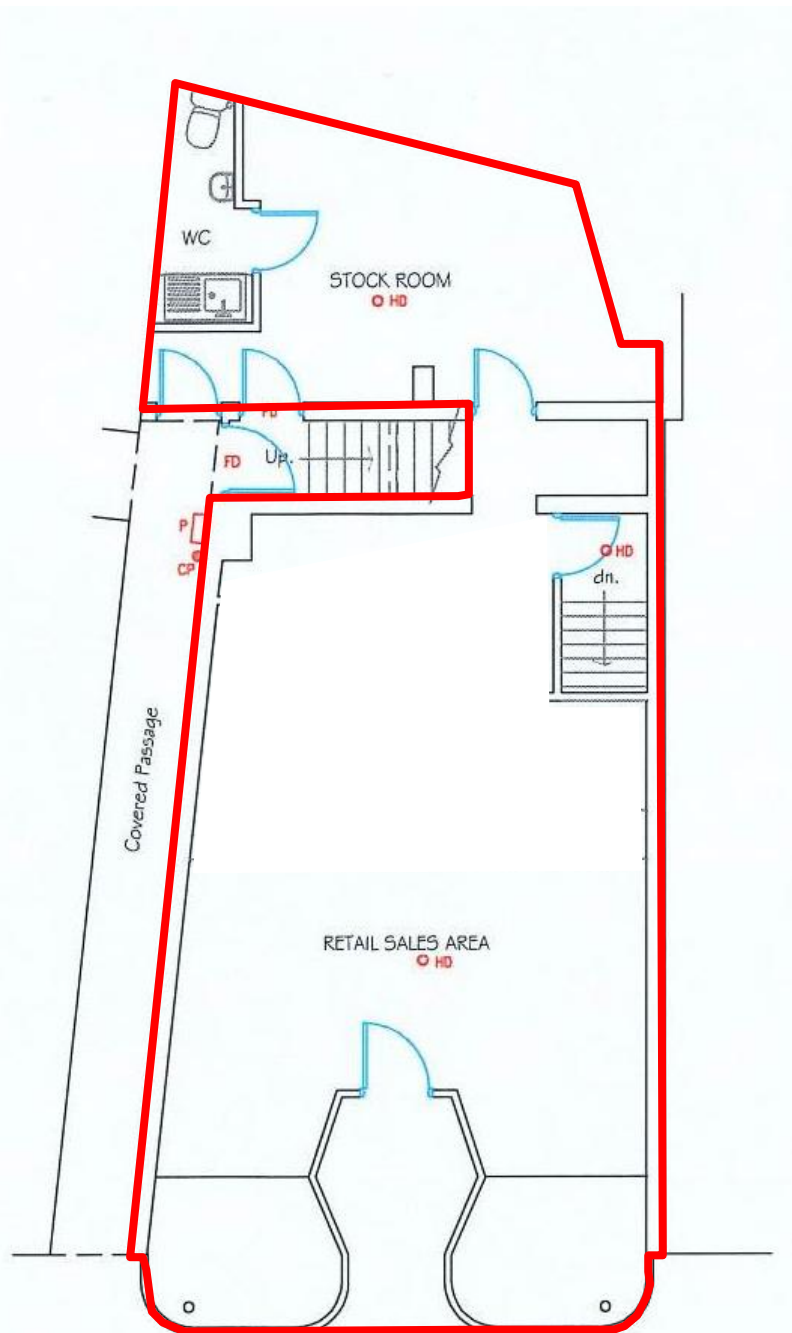
Also at

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

Towler Shaw Roberts is a Limited Liability Partnership Registered in England and Wales No. OC30592-4

## Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."



GROUND FLOOR PLAN

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**Tel: 01743 243900 Fax: 01743 243999**

Also at  
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