

TO LET

TSR

TOWLER SHAW ROBERTS

WELL APPOINTED GROUND FLOOR RETAIL SHOWROOM PREMISES IN CONVENIENT TOWN CENTRE LOCATION



**21 HIGH STREET
SHIFNAL
SHROPSHIRE
TF11 8BH**

- Attractive self-contained retail showroom extending to approx. 629 sqft (58.46 sqm) providing versatile accommodation with an attractive frontage.
- Comprising a former Methodist chapel which has been converted and adapted to provide well-appointed accommodation suitable for a variety of uses, subject to planning.
- Occupying a prominent location fronting the High Street within the centre of Shifnal in an established commercial and residential area of the town.
- Available To Let on a new Lease. Rent: **£12,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property occupies a prominent location fronting High Street within the centre of Shifnal in an established commercial and residential area of the town.

Shifnal is a popular residential commuter town supporting a range of amenities including a wide range of good local schools and leisure facilities. The town is well located to the larger industrial centres of Telford and Wolverhampton being approx. 5 and 12 miles respectively with good access to the M54 and the wider motorway network.

The Town is a very desirable residential destination served by a mainline railway station with regular services to Shrewsbury, Birmingham and beyond and serves a wide catchment area.

Description

The property comprises a former Methodist chapel which has been converted and adapted to provide a well-presented, self-contained retail showroom extending to approx. 629 sqft (58.46 sqm) providing versatile accommodation with an attractive frontage, rear store room and WC facilities.

The premises also boasts forecourt parking with access from High Street.

Accommodation

<u>Retail Showroom</u>	SQFT	SQM
<u>Ground Floor</u>		
Front Sales Area	361	33.57
Rear Showroom	143	13.32
Rear Store	125	11.57
WC	-	-
Total Approx.	629	58.46

Tenure

The property is available To Let on a new Lease on a Tenant's full repairing and insuring basis on terms to be agreed.

The lease is to be granted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent

£12,000 per annum exclusive, payable quarterly in advance.

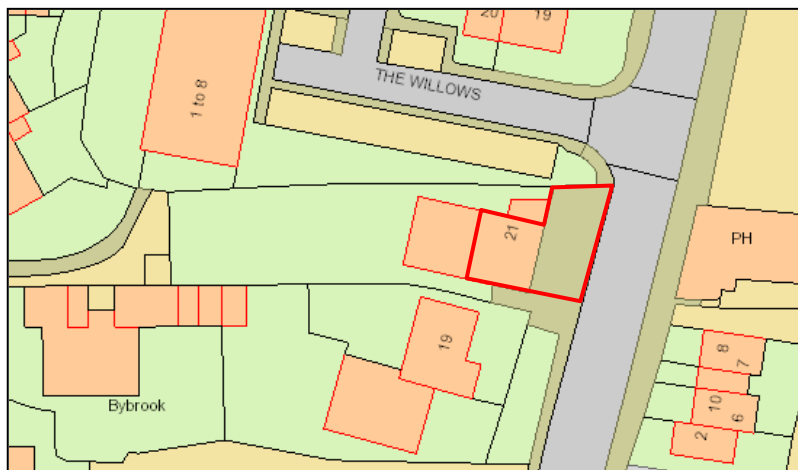
Business Rates

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 – £9,100

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: C 72

Services (Not Checked or Tested)

It is understood that mains water, electricity, gas 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.

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.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

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.

September 2023

TSR House

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Important Notice

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