

FOR SALE / TO LET

TSR

TOWLER SHAW ROBERTS

SPACIOUS GROUND FLOOR RETAIL PREMISES IN PROMINENT TOWN CENTRE LOCATION



**39-40 CASTLE
GATES
SHREWSBURY
SHROPSHIRE
SY1 2BW**

- Well located ground floor retail premises extending in total to approx. 1,013 sqft (94.1 sqm).
- Spacious and versatile accommodation providing open plan retail space with separate office and welfare facilities.
- Occupying a sought-after town centre location in Castle Street opposite Marks & Spencer and close to the main retail area of Pride Hill.
- Available For Sale inviting offers in the region of **£285,000** for the long leasehold interest with vacant possession, alternatively the property is available To Let on a new Lease at a rent of **£22,500 per annum exclusive**.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a prominent retail location within Shrewsbury Town Centre fronting Castle Street, being the main vehicular route through the town centre from the north west. The property is situated close to a number of national occupiers including Marks and Spencer, H&M and WH Smith and is within a short walking distance of the main retail area of Pride Hill and the Darwin covered shopping centre. The Main Library, Shrewsbury Castle and the Railway Station are also situated close by.

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 and having a wide catchment area into Mid-Wales.

Description

The property comprises a well-appointed ground floor retail premises with glazed frontage and basement extending to approx. 1,013 sqft (94.1 sqm) offering scope for a wide variety of uses, subject to planning. The premises are fitted to a modern standard providing an open plan retail sales area with separate office and welfare facilities at the rear.

The property provides an ideal opportunity to acquire a well-located town centre premises either for owner occupation or as income producing investment with potential for further asset management in the future.

Accommodation

	SQFT	SQM
Retail Sales Area	757	70.3
Office	166	15.4
Kitchen	90	8.4
Basement		
Total	1,013	94.1

Guide Price / Rent

The property is available For Sale inviting offers in the region of **£285,000** for the long leasehold interest of 999 years at a peppercorn rent. The property is currently subject to a short-term license subject to a two-month notice.

The property is also available To Let on a new Lease at a rent of **£22,500 per annum** exclusive for a minimum term of 3 years or multiples thereof subject to 3 yearly upward only rent reviews on a Tenant's apportioned full repairing and insuring basis.

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 – £28,250

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.

Energy Performance Rating

Energy Performance Asset Rating: B (44)

TSR House

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

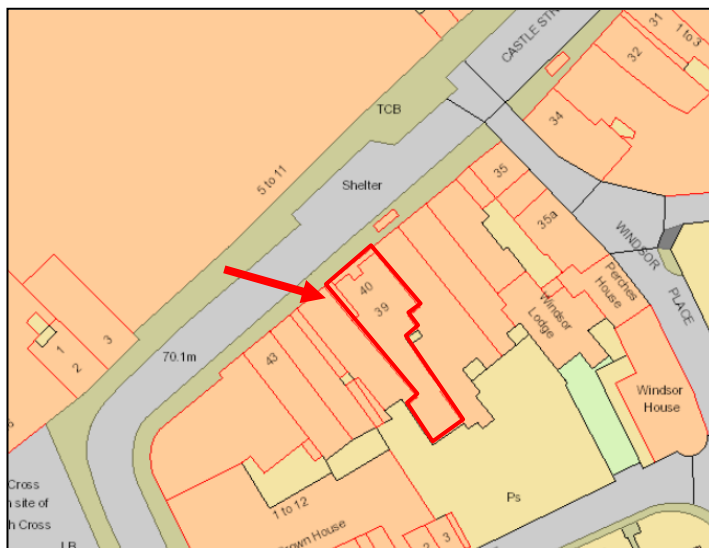
Also at

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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For Reference purpose only

Scale: Not to Scale

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 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 Vendor/Landlord has elected to charge VAT on the property.

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.

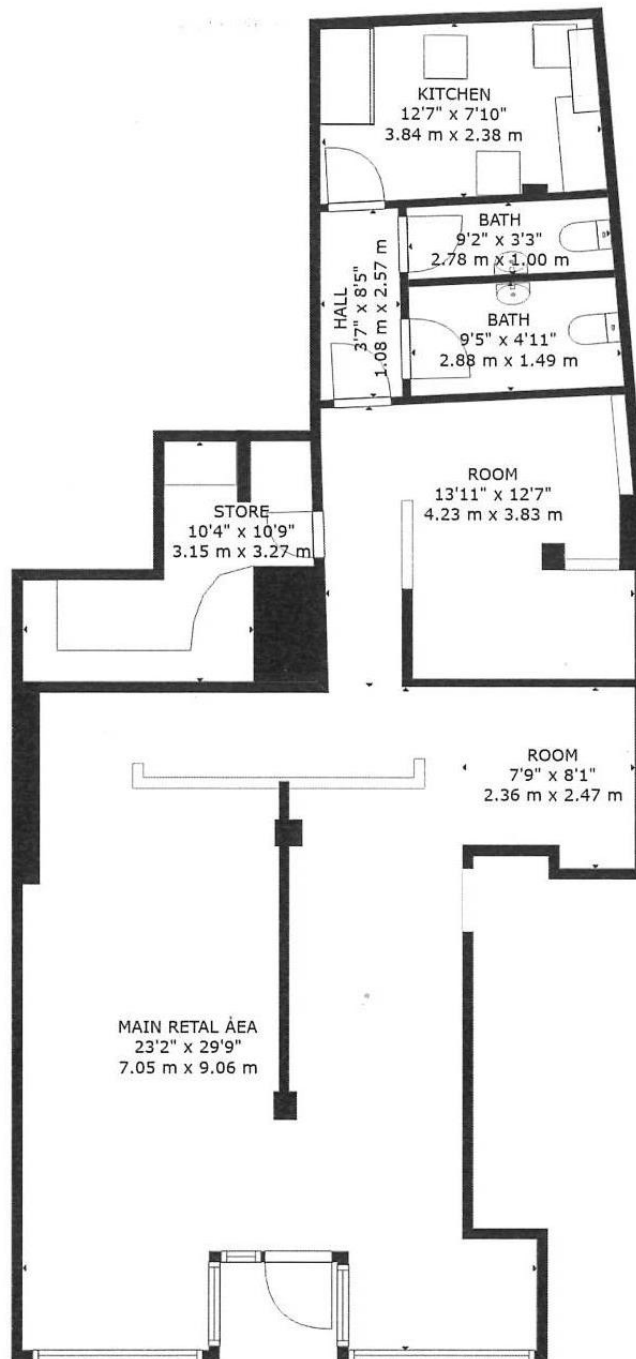
Viewing

Strictly by appointment with Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900 or Joint Agents Cooper Green Pooks 01743 2766666.

October 2023

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."



FLOOR 1

Ground Floor

For Reference Purposes Only
(Not to Scale)

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