



## 18 Sandford Avenue, Church Stretton, SY6 6BW

Ground floor lock up shop and basement

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,031 sq ft / 95.78 sq m
<b>Rent</b>	£18,936 per annum
<b>Rates Payable</b>	£4,491 per annum
<b>Rateable Value</b>	£9,000
<b>EPC Rating</b>	A (21)

### Key Points

- Prominently located fronting onto Sandford Avenue in the sought after town of Church Stretton
- Suitable for a variety of commercial uses
- Total Net Internal floor area of approximately 1,031 ft sq (95.77 m sq) with a basement area
- Available by way of an assignment of the existing lease

# 18 Sandford Avenue, Church Stretton, SY6 6BW

## DESCRIPTION

The property comprises of a prominently located lock up shop unit with a basement area that is only available due to the relocation of the existing business. The property comprises of part of a three-storey mid terraced property and is arranged to provide a lock up shop unit with a Total Net Sales Area of approximately 589 ft sq (54.71 m sq) with ancillary accommodation of stores and ancillary retail and a basement area with a Total Gross Internal Floor Area of approximately 371 ft sq (34.46 m sq).

The property benefits from a full glazed shop front.  
The property would lend itself to a variety of retail uses.

## LOCATION

The property is prominently located fronting onto Sandford Avenue in the sought after town of Church Stretton. Sandford Avenue is the main retail street in the town centre and surrounding occupiers include Mr Bunn, Rainbows End, Red Cross, John R Thomas Florists and Jaipur restaurant. The property is located in close proximity of the junction of Sandford Avenue with High Street.

Church Stretton is a market town and civil parish in Shropshire, England, 13 miles (21 km) south of Shrewsbury and 15 miles (24 km) north of Ludlow. The population in 2011 was 4,671.

The town was nicknamed Little Switzerland in the late Victorian and Edwardian period for its landscape and became a health resort. The local geology includes some of the oldest rocks in England and a notable fault is named after the town.

Church Stretton is in the Shropshire Hills Area of Outstanding Natural Beauty.

## TERMS

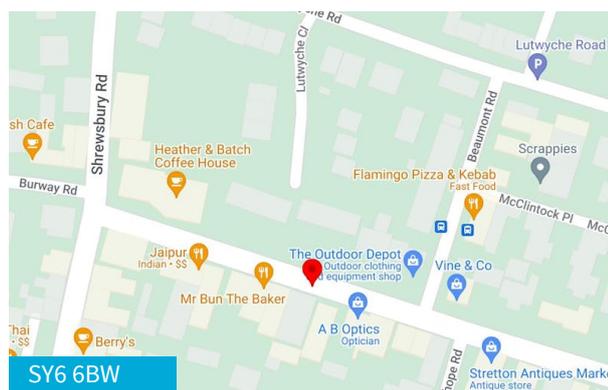
The property is offered to let via an assignment of an existing lease that is for a term of 20 years from the 1st of February 2023. The lease is granted on tenants full repairing and insuring terms and there are tenants options to determine the lease every 5 years (the next tenant break is due on the 1st of February 2028). A copy of the existing lease is available from the letting agents upon request.

Alternatively subject to terms consideration maybe given to the subletting of the property or the surrender and regrant of the lease. Further details available from the letting agents upon request.

## SERVICES

(not tested at the time of inspection)

Mains water, gas, electricity and drainage are understood to be connected to the property.



## Viewing & Further Information

### JAMES EVANS

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