



Shop To Let
Shrewsbury

| 27 Princess Street
Shropshire | SY1 1LW





To Let - Ground Floor Retail Premises Forming Part of Attractive Grade II Listed Building

Attractive ground floor retail lock up shop unit extending to a Total Net Internal Sales Area of approximately 1,280 sqft (118.92 sqm) with additional staff welfare facilities and basement storage.

- Large glass frontage with attractive period features throughout.
- Location in sought-after location within the heart of Shrewsbury Town Centre amongst a variety of independent and retailers.
- The premises are considered suitable for a range of uses, subject to planning.
- Available To Let on a new Lease.

Rent: £24,500 per annum exclusive.

27 Princess Street, Shrewsbury, Shropshire, SY1 1LW

The premises forms part of an attractive Grade II Listed 3-storey mixed-use property and comprises a well-appointed retail unit extending to a Total Net Sales Area of approximately 1,280 sq ft (118.92 Sqm) with staff welfare facilities and basement storage areas. The property has the benefit of a full length, attractive glazed frontage with recessed entranceway, and a number of character features throughout. The premises is considered suitable for a wide range of potential uses, subject to planning.



Location

The property occupies a prominent retail location fronting onto Princess Street, a popular and sought-after retail location on the edge of the main Square, with a host of national and independent traders nearby including Fat Face, Jigsaw, Seasalt, Starbucks and Côte Brasserie.

Shrewsbury is the historic County Town and administration centre of Shropshire strategically located at the intersection of the main A49 and A5 trunk roads, approximately 55 miles to the northwest of Birmingham, Telford is approximately 18 miles to the east whilst Chester is approximately 40 miles to the north



Accommodation

All measurements are approximate

GROUND FLOOR

TOTAL NET INTERNAL 1280 SQ FT | 118.8 SQ M

BASEMENT STORE ROOM

TOTAL NET INTERNAL 156 SQ FT | 14.5

STAFF ROOM

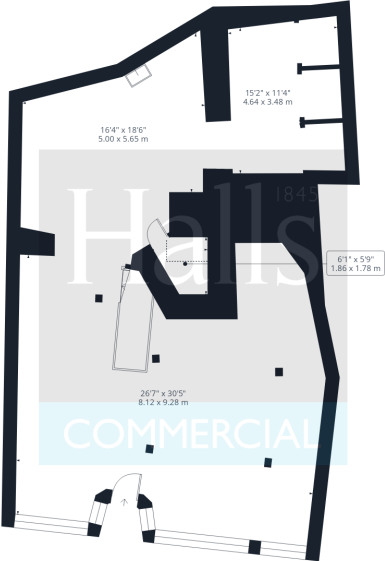
TOTAL NET INTERNAL 128 SQ FT | 14.9

TOTAL NET INTERNAL FLOOR AREA – 1,564 SQ FT | 148.2 SQ M

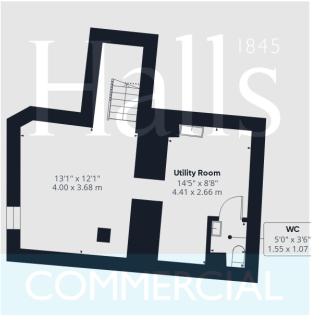




Floor Plan



Ground Floor



W



Key Details

Rateable Value

£31,750

Rent

To Let at offers in the region of £24,500 (Twenty Four Thousand Five Hundred pounds) (Exclusive)

VAT

All costs/ prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord has elected to charge VAT on the property.

EPC


D (79)

Tenure

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

Local Authority

Shropshire Council, Guildhall
Frankwell Quay, Shrewsbury
SY3 8HQ

 0345 678 9000

 <https://next.shropshire.gov.uk/>

Services

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

Planning

The premises form part of a Grade II Listed property and is located within the Shrewsbury Town Conservation Area. The property is understood to benefit from planning consent for use Class E of the Town and Country Use Class Order.

Legal Costs

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


IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.




Halls


Viewing is strictly by prior arrangement with the letting agents.
For more information or to arrange a viewing please contact:


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Commercial Department

 01743 450 700

 commercialmarketing@halls.gb.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

