

TO LET

PRIME RETAIL OPPORTUNITY

**33 PRIDE HILL
SHREWSBURY
SY1 1DP**

Location

Shrewsbury is the county town of Shropshire, located 50 miles to the northwest of Birmingham, 40 miles south of Chester and 15 miles west of Telford.

The property is situated in a prime position on Pride Hill adjacent to Hotter and T H Baker (jeweller), with other retailers nearby including Greggs, Body Shop, Boots, Hotel Chocolat, Hobbs and Superdrug.

Accommodation

The property offers accommodation over ground, mezzanine, first, second floors with the following areas and dimensions:

Ground Floor Sales:	385 ft ²	(35.8 m ²)
Mezzanine:	254 ft ²	(23.6 m ²)
First Floor:	334 ft ²	(31.0 m ²)
Second Floor:	284 ft ²	(26.4 m ²)
Total:	1,257ft²	(116.80 m²)

Lease

The property is available by way of a new full repairing and insuring lease.

Rent

Offers in excess of £32,500 per annum exclusive are sought.



Business Rates

We understand that the property is entered in the Valuation List as follows:

Description: Shop and premises
Rateable Value ('26/'27): £23,750

Energy Performance Certificate

The Energy Performance asset rating is Band D77.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All terms are quoted net of VAT where applicable.

Entry

Upon completion of legal formalities.

Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing/Further Information

Appointments to view are to be arranged through the joint agents:

Whitelaw Baikie Figes
Contact: Graham Figes
Tel: 0141 221 6161
Email: graham@wbf.co.uk

Emanuel Oliver
Llyr Emanuel
07795 348079
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Subject to Contract



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