

SHREWSBURY

11 PRIDE HILL

PRIME LISTED REFURBISHED RESTAURANT/SHOP UNIT TO LET

LOCATION

The property occupies a prime trading location on the pedestrianised Pride Hill being adjacent to **The Works** and **Accessorize**. Nearby multiple retailers include **Hotter Shoes**, **Pret a Manger**, **Boots**, **Clintons**, **Thomas Cook**, **Carphone Warehouse**, **H Samuel**, **Waitrose**, **Superdrug**, **TH Baker Jewellers**, **EE**, **L'Occitane**, **Paperchase**, **Greggs** and **Holland & Barrett**.

ACCOMMODATION

Following a comprehensive refurbishment and reconfiguration, the premises are arranged on basement, ground, first, second and third floors, with the following approximate areas and dimensions:-

Window frontage	20'3"	6.2 m
Internal width (ave)	23'0"	7.0 m
Shop depth	108'0"	32.9 m
Ground floor sales	2,496 sq ft	231.9 sq m
Basement sales	942 sq ft	87.5 sq m
First floor store	221 sq ft	20.5 sq m
Second floor store	221 sq ft	20.5 sq m
Third floor store	272 sq ft	25.3 sq m



LEASE

The property is to be made available by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£105,000** (one hundred and five thousand pounds) p.a.x.

LISTING

The property is Grade II Listed and benefits from a stunning sandstone basement sales area.

USER

The property benefits from an A3 (restaurant) consent.

REFURBISHMENT

The property has been comprehensively refurbished and is ready for immediate occupation.

ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£89,500
UBR 2018/2019	49.3p
Rates Payable 2018/2019	£44,123

For verification purposes prospective tenants are advised to make their own enquiries with Shropshire Council (0345 678 9003).

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

Tel: 01244 403444

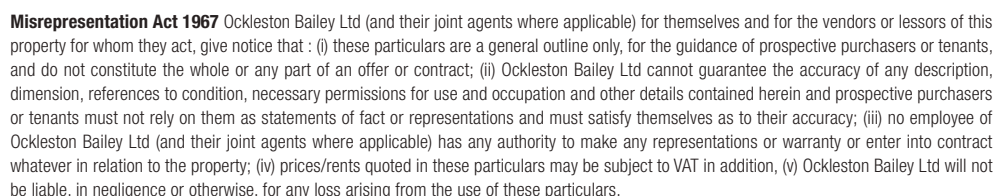
Refuge House
33/37 Watergate Row
Chester
CH1 2LE
Fax: 01244 401345
www.ocklestonbailey.co.uk

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

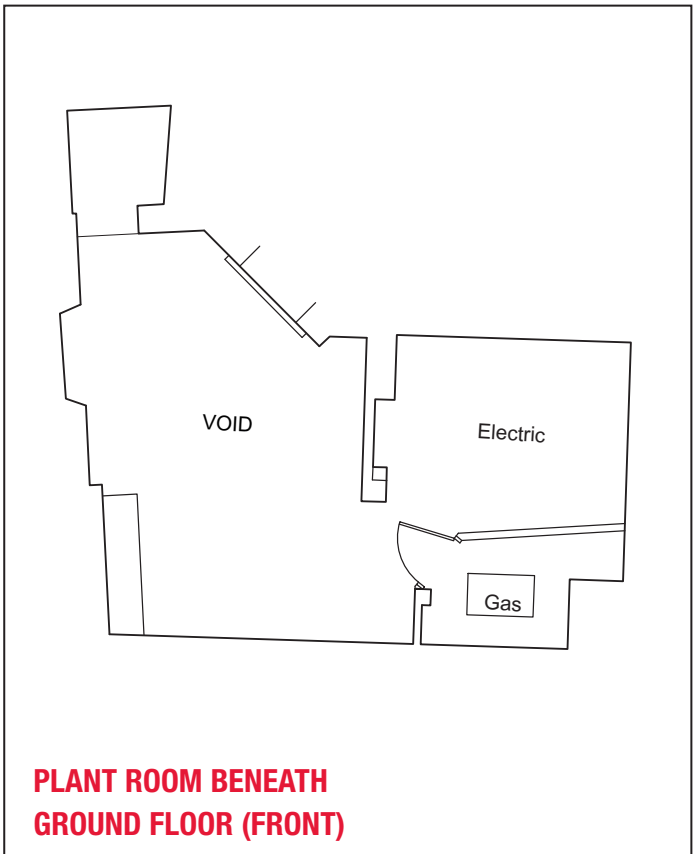
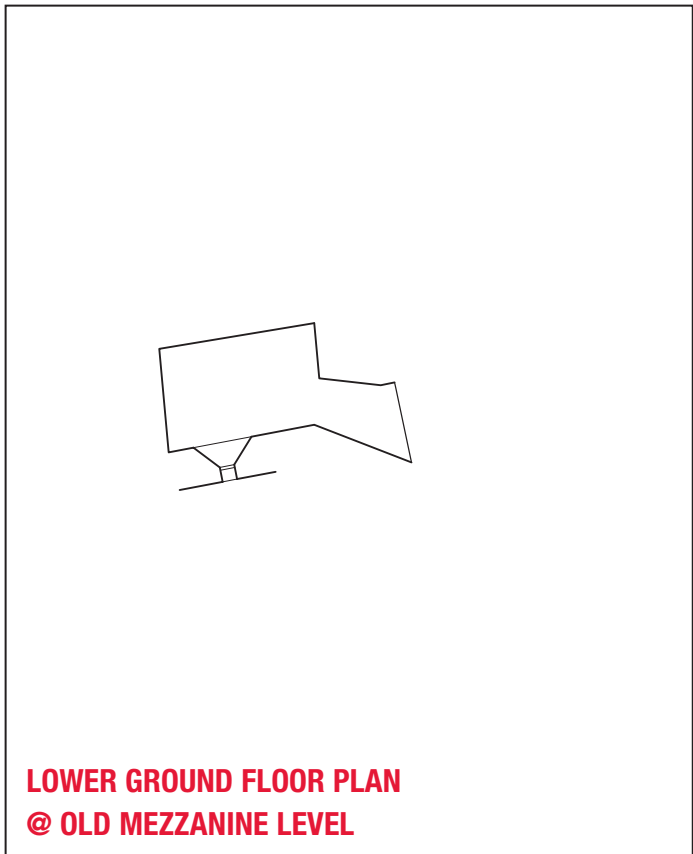
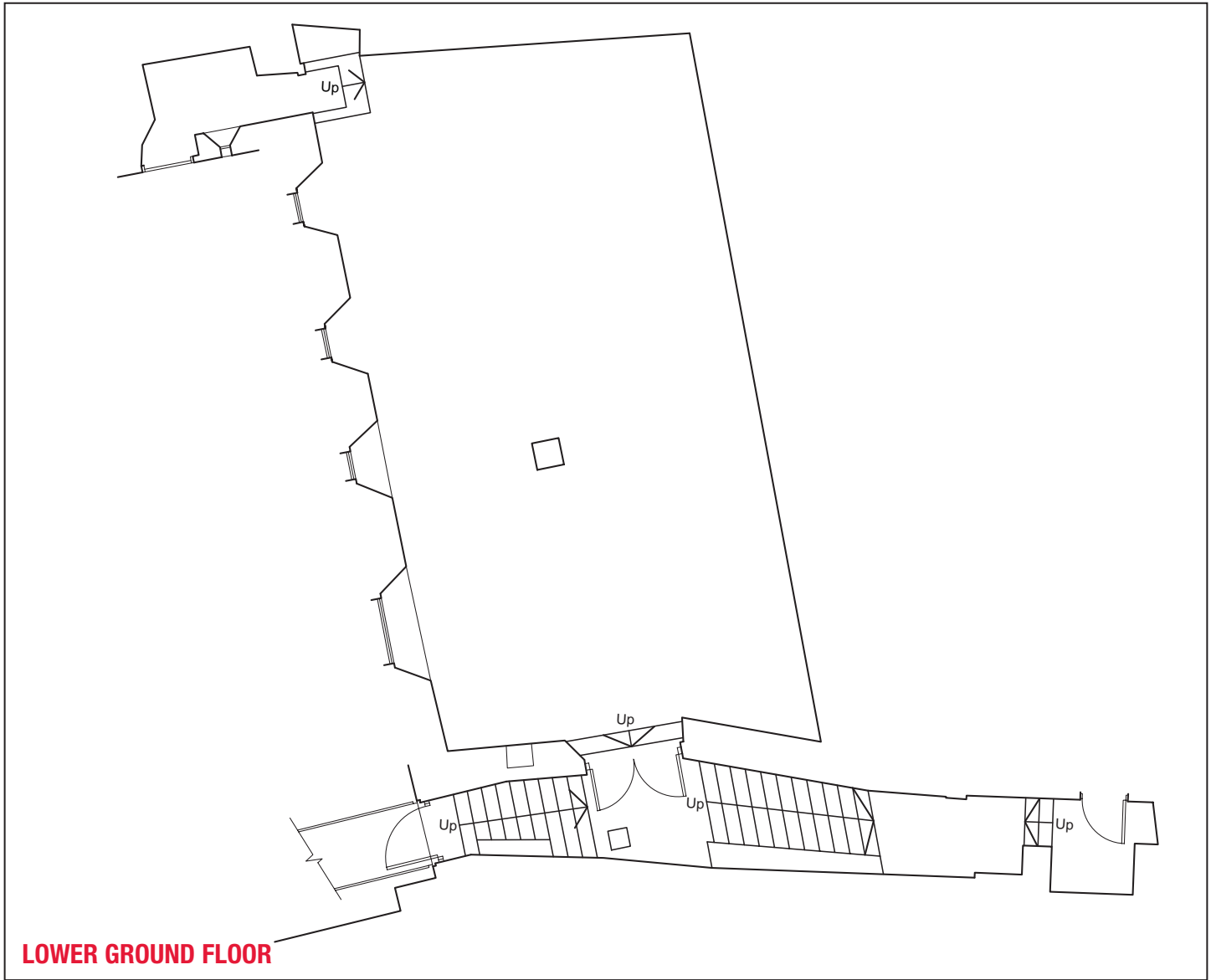
Each party are to be responsible for their own legal costs incurred in this transaction.

By appointment through:-
Hugh Ockleston of Ockleston Bailey
Tel: 01244 403444
Email: hugh@ocklestonbailey.co.uk

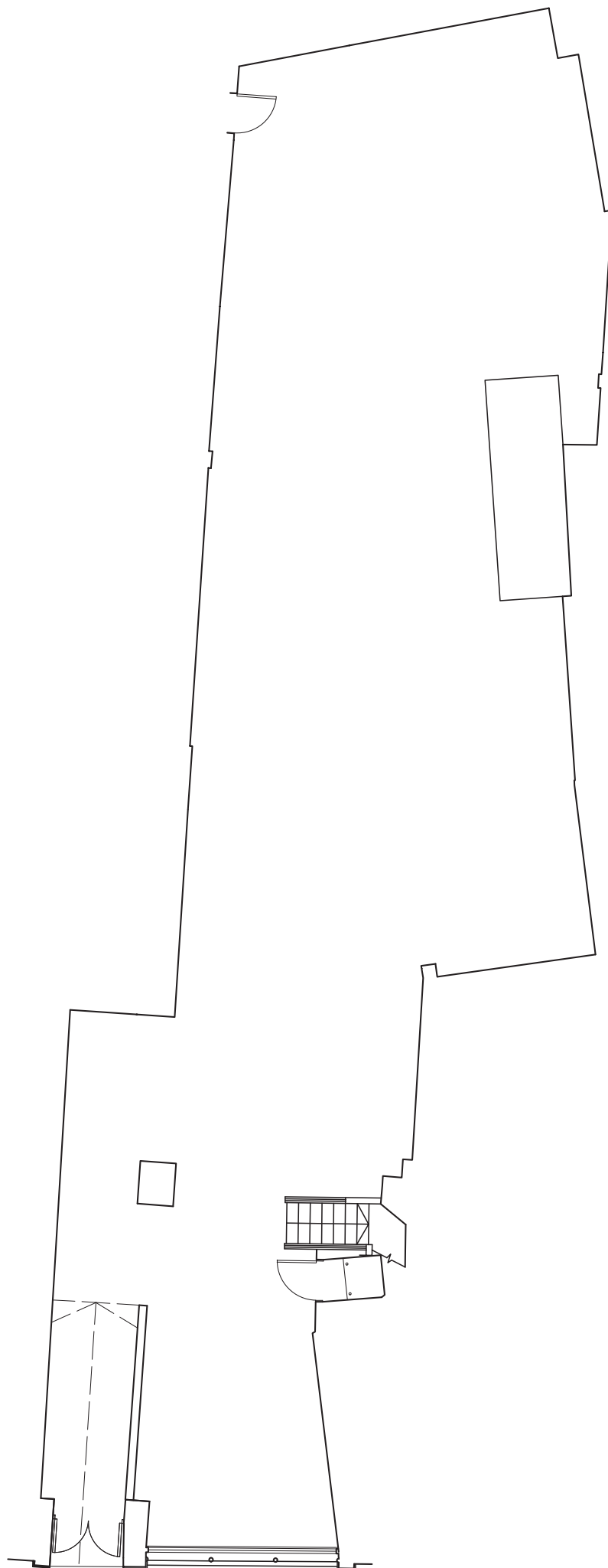
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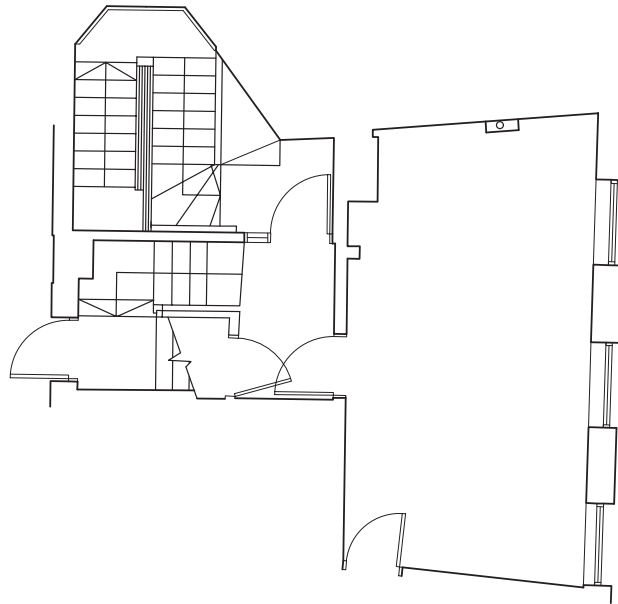


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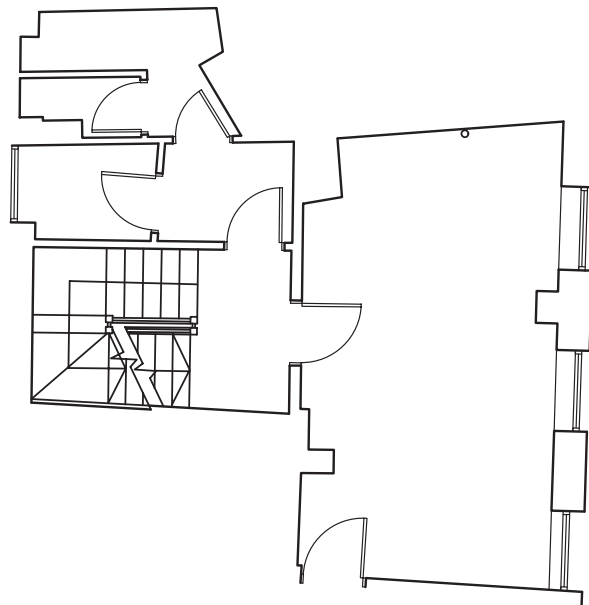


GROUND FLOOR

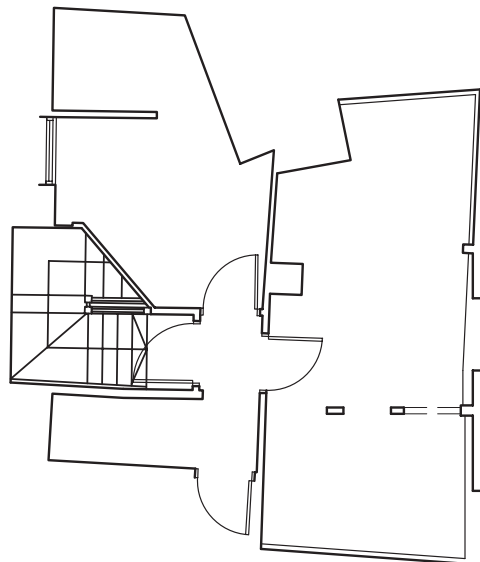




FIRST FLOOR



SECOND FLOOR



THIRD FLOOR