## **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 <b>sales</b>	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



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#### 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

#### VAT

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

#### LEGAL COSTS

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

#### VIEWING

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

#### SUBJECT TO CONTRACT

HWO/eaw/rev170818



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