

SHREWSBURY

14 PRIDE HILL

PRIME LISTED REFURBISHED SHOP TO LET

LOCATION

The property occupies a prime trading location on the pedestrianised Pride Hill being adjacent to **Boots Opticians** and **Clintons**. Nearby multiple retailers include **Accessorize**, **Hobbs**, **The Works**, **Boots**, **Holland & Barrett**, **Greggs**, **Loungers**, **L'Occitane**, **Superdrug** and **Vision Express**.

ACCOMMODATION

The refurbished unit will be arranged on ground and basement floors with the following approximate areas and dimensions:-

Internal width (maximum)	15'10"	4.8 m
Shop depth	59'2"	18 m
Built depth	66'6"	20.3 m
Ground floor sales	701 sq ft	65.1 sq m
Basement staff / storage	154 sq ft	14.3 sq m

LEASE

The property is to be offered by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£35,000** (thirty five thousand pounds) p.a.x.



ASSESSMENTS

Following refurbishment the property will be reassessed for rates. The upper parts are to be let separately with the creation of a new entrance off Pride Hill.

LISTED BUILDING

The property is Grade II listed.

PHOTOGRAPHS/PLANS

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

VAT

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

EPC

The property has a rating of **D87**. A Certificate and Recommendations are available upon request.

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
E-mail: hugh@ocklestonbailey.co.uk

SUBJECT TO CONTRACT

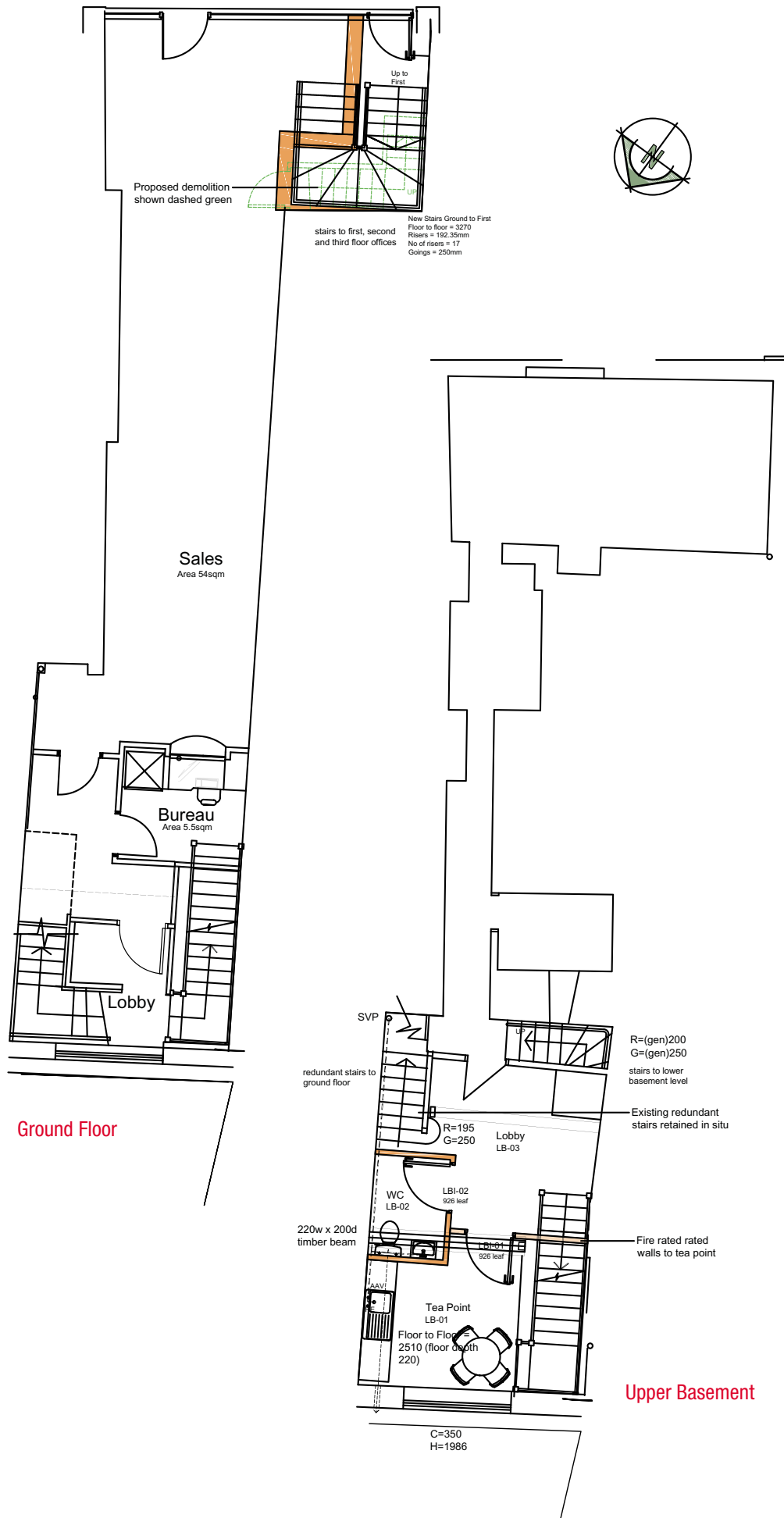
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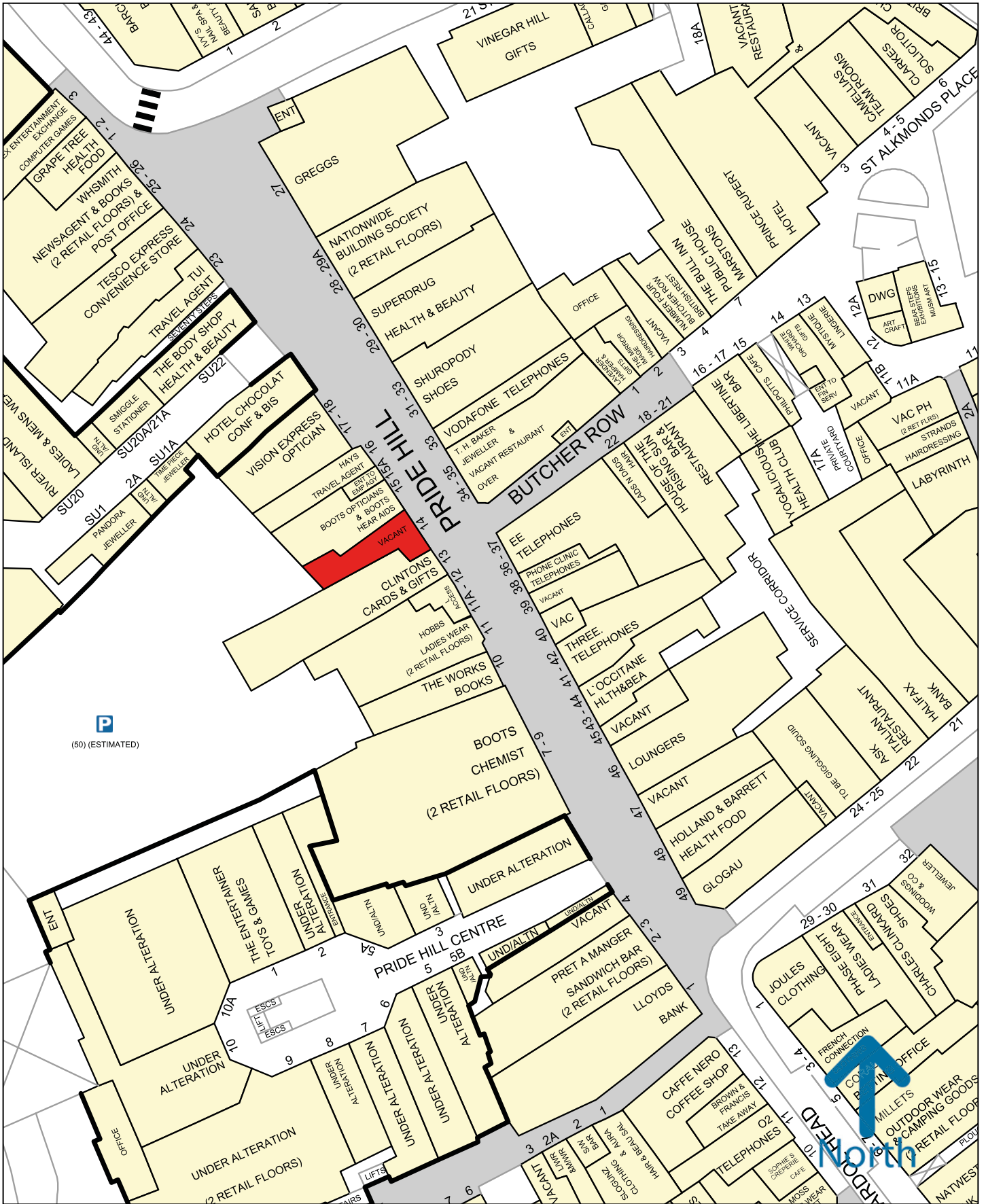
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PRIDE HILL

FLOORPLANS AS PROPOSED





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