

# SHREWSBURY

**4 PRIDE HILL  
SY1 1DB**

**PRIME LISTED SHOP UNIT  
TO LET**

## LOCATION

The property occupies a prime trading location being adjacent to **Pret a Manger**. Nearby multiple retailers include **Lloyds, Caffè Nero, Holland & Barrett, Loungers, Boots, The Works, Hobbs, EE** and **TH Baker**. The subject property is adjacent to the former Pride Hill Shopping Centre which is to be redeveloped by the Council for their own office use

## ACCOMMODATION

The premises are arranged on ground, first, second and third floors with the following approximate areas and dimensions:-

Gross frontage	13'6"	4.1 m
Internal width	13'8"	4.2 m
Shop depth	53'0"	16.1 m
Ground floor sales	700 sq ft	65 sq m
Ground floor stock	114 sq ft	10.6 sq m
Ground floor kitchen	98 sq ft	9.1 sq m
First floor stock	405 sq ft	37.6 sq m
Second floor stock	485 sq ft	45 sq m
Third floor stock	521 sq ft	48.4 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 **£36,000** ( thirty six thousand pounds) per annum exclusive.

## ASSESSMENTS

We have been verbally informed by the Local Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	<b>£42,500</b>
UBR 2022/2023	<b>49.9p</b>

Under the latest Government rates relief, qualifying retail and hospitality businesses impacted by Covid 19 will receive rates relief with a 50% discount until 31/03/2023. This information is for guidance only and prospective tenants are advised to make their own enquiries with Shropshire Council (0345 678 9003).

## EPC

The property has a rating of **C60**. A certificate and recommendations are available upon request.

## 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

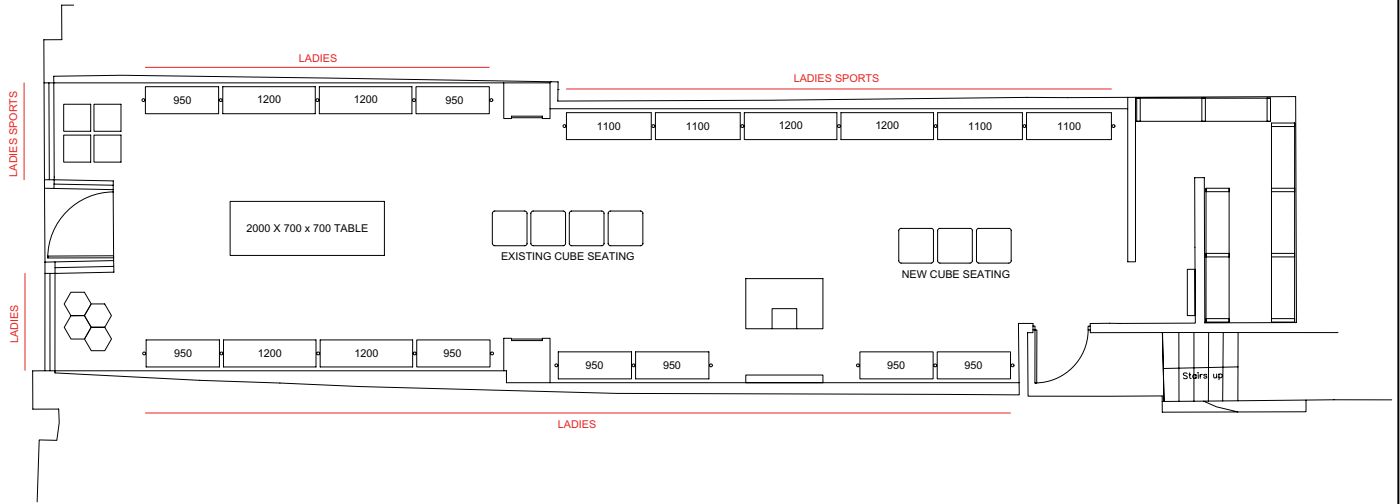
Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

## LEGAL COSTS

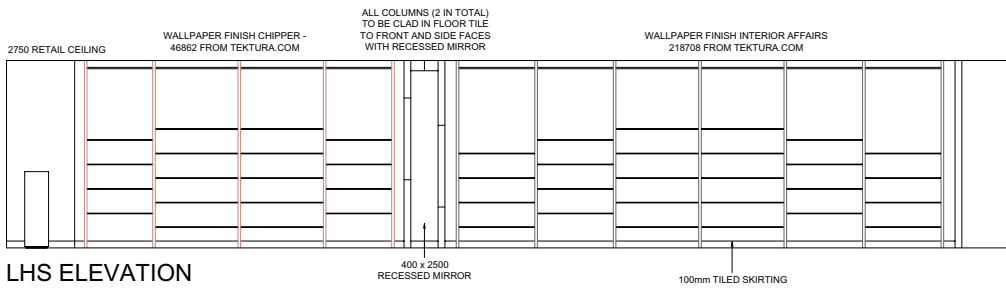
Each party are to be responsible for their own legal costs incurred in this transaction.

**Tel: 01244 403444**

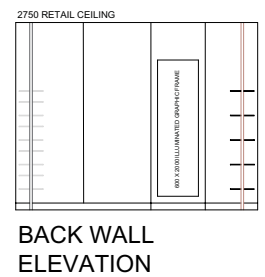
# FLOOR PLANS



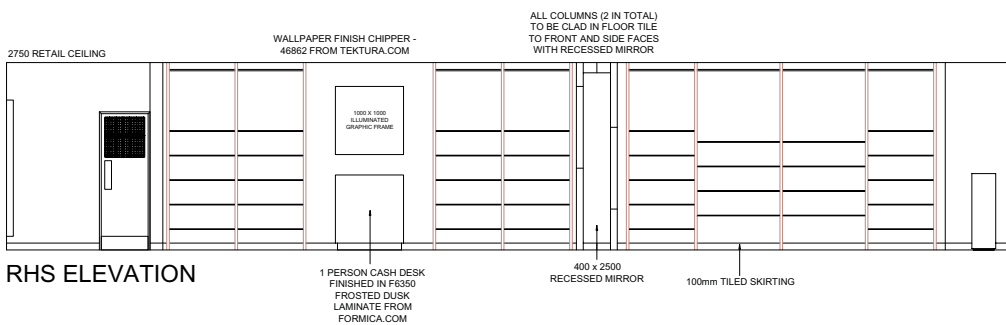
**GROUND FLOOR**



**LHS ELEVATION**



**BACK WALL ELEVATION**



**RHS ELEVATION**

**GROUND FLOOR INTERNAL ELEVATIONS**

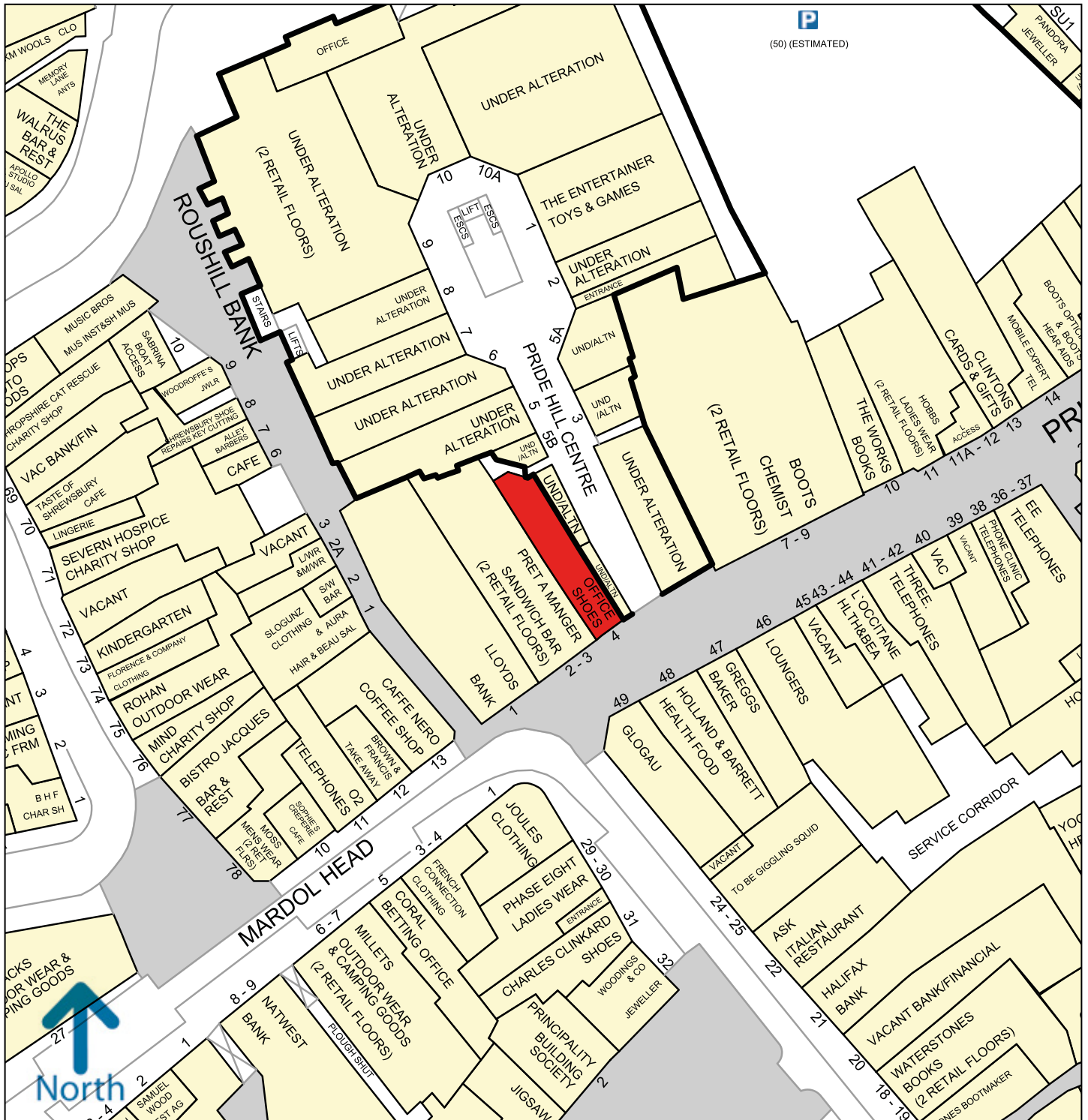
## VIEWING

Strictly by appointment through:-  
Hugh Ockleston of Ockleston Bailey

Tel: 01244 403444

E-mail: hugh@ocklestonbailey.co.uk

**SUBJECT TO CONTRACT** HWO/ld270722



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