



The Tannery, Retail Unit C, Barker Street,
Shrewsbury, Shropshire, SY1 1QJ

Rent: £37,950 per annum

To Let On a New Lease

Subject to contract



Ground floor retail unit. The property is part of a large double ground floor retail unit which forms part of a new mixed use development

- Retail Unit
- Modern
- Roadside Frontage
- Town Centre
- Part of New Mixed Use Development
- Student Accommodation Above
- Medical Practice Adjacent
- EPC: A (22)

Size approx. 1,456.4 Sq Ft (135.3 Sq M)

DESCRIPTION

The property comprises a ground floor retail unit which forms part of a new mixed use development including retail, pharmacy, medical practice and student accommodation.

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SITUATION

The property occupies a prominent position on Barker Street, part of the main arterial route through Shrewsbury Town Centre.

The building is located in the centre of Shrewsbury Town Centre, opposite Rowleys Mansion.

Shrewsbury is the county town of Shropshire with a borough population of about 90,000 and a substantial catchment extending into Mid Wales.

What3words.com: [///smart.code.funny](https://www.what3words.com/smart.code.funny)

<https://w3w.co/smart.code.funny>

ACCOMMODATION

(All measurements are approximate and are on a net internal floor area basis)

Ground Floor Sales

Internal Width	33 Feet 10 in (10.48 Metres)	
Shop Depth	39 Feet (12.09 Metres)	
Ground Floor	Ground Floor	1,456 Sq Ft (135.26 Sq M)
Total		1,456.4 Sq Ft (135.3 Sq M)

TENURE

The premises are available on a 10 year lease, subject to an upward only rent review and tenant's break option at the end of the 5th year of the term, on tenant's apportioned full repairing and insuring terms, with the tenant being responsible for the maintenance and decoration of the shop front.

SERVICE CHARGE

Incoming tenant to pay all reasonable legal costs in respect of the transaction, including Stamp Duty and VAT where applicable.

SERVICES

All mains services (excluding gas) are understood to be available subject to connection charges by the utility companies.

ENERGY PERFORMANCE CERTIFICATE

<https://find-energy-certificate.service.gov.uk/energy-certificate/4888-9170-7409-9242-5194>

RATING ASSESSMENT

Current Period RV £31,500, payable £15,718.50 per annum.

<https://www.tax.service.gov.uk/business-rates-find/valuations/13414362000>

LOCAL AUTHORITY

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND
Tel: 0345 678 9000

TOWN PLANNING/USE

The premises has an existing use for Class E retail, professional and financial services, offices and (non-residential institutions such as crèches, day nurseries and premises for education and medical or health services) of the Town & Country Planning Act (Use Classes) Order 1987. Other uses such as leisure, café/restaurant, etc. may be acceptable subject to planning.

Prospective occupiers should, however, rely on their own enquiries with the Local Authority as to whether planning permission is necessary for their proposed use.

DEPOSIT

A deposit equivalent to 3-6 month's rent is typically required.

REFERENCES

The successful applicant will typically need to provide satisfactory references/company trading accounts.

ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with anti-money laundering regulations, we are obliged to verify identity and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

FIXTURES & FITTINGS

All items usually classed as tenant's fixtures and fittings, and not mentioned in these details, are excluded from the lettings.

COSTS

Incoming tenant to pay all reasonable legal costs in respect of the transaction including any stamp duty and VAT, if applicable.

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of initial marketing the Owner/Landlord had elected to charge VAT on the rent.

VIEWING

By appointment with Cooper Green Pooks 01743 276666 (option 3) or email

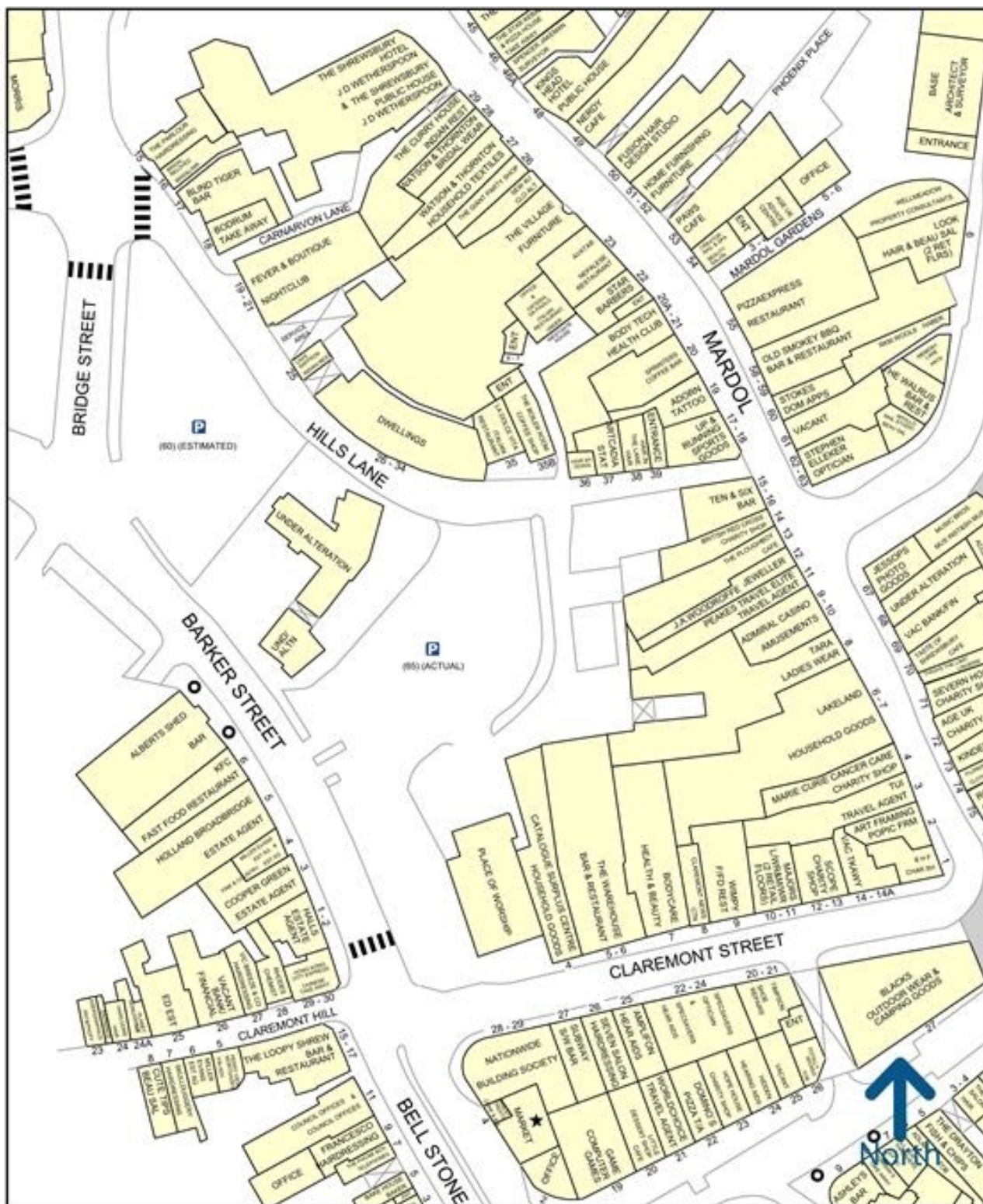
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