

12 Fish Street, Shrewsbury, Shropshire, SY1 1UR

Rent: £9,950 per annum

To Let On a New Lease

Subject to contract



A self contained small shop unit of period character attractive display frontage, open outlook to picturesque and historic street

- Retail Unit
- Characterful Grade II Listed Building
- Over three floors
- May Qualify Small Business Rates Relief
- Self Contained
- Central Location
- Prince Rupert Hotel Nearby
- EPC: D (98)

Size approx. 794 Sq Ft (73.76 Sq M)

DESCRIPTION

The property comprises a self contained small shop unit of period character with ground and first floor sales area together with second floor attic storage. The property offers an attractive display frontage, with open outlook along one of the most picturesque and historic shopping districts in the town.

SITUATION

Towards the head of Fish Street between Grope Lane and Butcher Row.

The building is located in the historic centre of Shrewsbury Town Centre, The prime trading areas of Pride Hill and High Street are also in close proximity.

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: [///unrealistic.broken.stole](https://w3w.co/unrealistic.broken.stole)

<https://w3w.co/unrealistic.broken.stole>

ACCOMMODATION

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

Ground Floor Sales, WC. First Floor Sales/Showroom. Second Floor Attic Storage

Shop Depth	18 Feet 9 in (5.81 Metres)		
Gross Frontage	27 Feet 11 in (8.65 Metres)		
Ground Floor	Sales area	420 Sq Ft (39.02 Sq M)	
First Floor	Sales area	254 Sq Ft (23.6 Sq M)	
Second Floor	Attic	150 Sq Ft (13.93 Sq M)	
Total		794 Sq Ft (73.76 Sq M)	

TENURE

The premises are available on a new 6 year lease on tenants apportioned full repairing and insuring basis. The lease will be subject to a rent review/tenant's break clause at the end of year 3.

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/2160-3539-8090-9190-4721>

RATING ASSESSMENT

Current Period RV £7,800, payable £3,892.20 per annum.

The rateable occupier may qualify for Small Business Rates Relief. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

<https://www.tax.service.gov.uk/business-rates-find/valuations/69818234>

LOCAL AUTHORITY

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

TOWN PLANNING/USE

The premises are understood to have an existing use for Class E retail purposes and are situated within a Grade II Listed Building Shrewsbury Town Centre Conservation Area. Other uses may be considered.

Prospective occupiers should rely on their own enquiries with the Planning 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 not to charge VAT.

VIEWING

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

Chris Pook

cjp@cgpooks.co.uk

James Satoor

james.satoor@cgpooks.co.uk





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