



2 Butcher Row, Shrewsbury, Shropshire, SY1 1UW

Rent: £10,000 per annum

To Let On a New Lease

Subject to contract



**Retail Unit With Uppers, attractive bow window display within Grade II Listed building**

- Retail Unit
- With Attractive Bow Window Display
- Grade II Listed Accommodation
- Accommodation Over Three Floors
- Popular Pedestrianized Zone
- Prince Rupert Hotel Nearby
- May Qualify Small Business Rates Relief
- EPC: E (122)

**Size approx. 654 Sq Ft (60.76 Sq M)**

Virtual Tour: <https://my.matterport.com/show/?m=YBRZZa41bfg>

## DESCRIPTION

Retail unit with attractive bow window display within Grade II Listed building. Lock-up shop arranged on three floors with later additional flat roofed extension. The premises, which comprise a ground floor shop unit of character with ancillary accommodation arranged on two upper floors.

## SITUATION

Within a row of similar premises to popular pedestrianised zone. Within the historic heart of Shrewsbury Town Centre.

The building is located in the historic centre of Shrewsbury Town Centre, flanked by a number of period and Grade I buildings, including the Abbots House and Bear Steps. 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: [///test.blues.calm](https://test.blues.calm)

<https://w3w.co/test.blues.calm>

## ACCOMMODATION

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

Ground Floor Sales, First Floor Office, Kitchen and WC, Second Floor Storage Rooms

Ground Floor	Sales area	185 Sq Ft (17.19 Sq M)
First Floor	Kitchens	36 - 39 Sq Ft (3.34 - 3.62 Sq M)
First Floor	Offices	169 Sq Ft (15.7 Sq M)
First Floor	Toilets	
Ground Floor	Rear Sales	71 Sq Ft (6.6 Sq M)
Second Floor	Store 1	129 Sq Ft (11.98 Sq M)
Second Floor	Store 2	61 Sq Ft (5.67 Sq M)
<b>Total</b>		<b>654 Sq Ft (60.76 Sq M)</b>

## TENURE

The premises are to be let on a new lease of 6 years on a tenant's full repairing and insuring basis. Rent year 2 £11,000 per annum, rent £12,500 year 3. Rent review/tenant break option after 3 years.

## 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/2160-3334-8020-8107-6705>

## RATING ASSESSMENT

Current Period RV £9,100, payable \$4,540.90 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/11496436000>

## 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

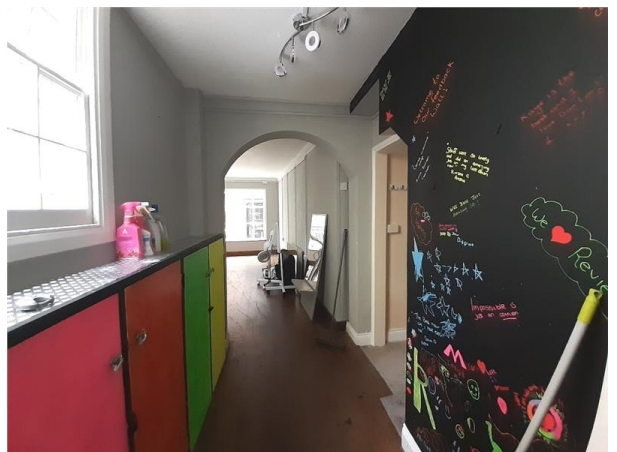
### James Satoor

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### Vasil Valkanov

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Virtual Tour: <https://my.matterport.com/show/?m=YBRZZa41bfq>







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