



Princess House, 1-2 Princess Street, Shrewsbury,
Shropshire, SY1 1JZ

Rent: £20,000 per annum

To Let + VAT By Way of Assignment or Short-Term
Sub-Lease

Subject to contract



Extensive Town Centre Retail unit with offices, storage, kitchen areas and WCs

- Retail Unit
- Close to National Retailers
- Service Delivery Area
- Available by Way of Assignment/New Lease
- Suitable For Variety of Uses
- Off Main Town Square
- Adjacent to Shrewsbury Antiques Market
- EPC: D (93)

Size approx. 2,342 - 2,544 Sq Ft (217.57 - 236.34 Sq M)

DESCRIPTION

Property has recently been used as a Skin Clinic, but is considered suitable for a variety of retail or commercial uses.

The property comprises a retail unit formerly trading as an amusement arcade and a more recently a skin clinic which offers modern accommodation suitable for a range of purposes subject to any consent necessary. It forms part of the Princess House block of property which also includes a range of national retailers and office concerns.

SITUATION

The premises are located in a secondary trading position within Shrewsbury Town Centre. Prominent corner position between Princess Street and Princess House Car Park. Shrewsbury Town Centre between The Square and Milk Street.

Shrewsbury is the county town and principal administrative centre of Shropshire with a Borough population of about 90,000 and a shopping catchment extending throughout the county and into Mid Wales

What3words.com: ///renew.term.cared

<https://w3w.co/renew.term.cared>

ACCOMMODATION

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

Sales Area, Managers Office, Staff Toilets

Built Depth	6.1 Metres (20.01 Feet)	
Gross Frontage	20 Metres (65.6 Feet)	
Shop Depth	29.93 Metres (98.17 Feet)	
Ground Floor	Sales area	2,342 Sq Ft (217.57 Sq M)
Ground Floor	Toilets	
Ground Floor	Offices	202 Sq Ft (18.77 Sq M)
Total		2,544 Sq Ft (236.34 Sq M)

TENURE

Available by way of an assignment of a 10 year lease from 14th August 2018 to 13 August 2028, or, short-term sub-lease on a tenant's apportioned full repairing and insuring basis. Break/Rent Review 14 August 2023 at £25,000 per annum+VAT.

SERVICE CHARGE

There will be a service charge payable by the tenant, this is understood to be approx £5,265 per annum

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/0920-0833-3779-1721-0006>

RATING ASSESSMENT

Current Period RV £19,750, payable £9,855.25 per annum.

<https://www.tax.service.gov.uk/business-rates-find/properties/11947883000>

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 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 has elected 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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