

PROMINENT RETAIL UNIT TO LET

32 HIGH STREET, SHREWSBURY, SY1 1SF

7-8 Conduit Street, London,
W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- Affluent market town
- Prominent corner position with return frontage on to The Square and High Street.

LOCATION

Shrewsbury is an historic market town and the county town of Shropshire. The town benefits from excellent road communications. Situated on the corner in the popular pedestrianised area 'The Square', this unit occupies a prominent position with aspirational retailers in close proximity including; Côte Brasserie, Starbucks and Patisserie Valerie.

Other nearby occupiers include: Halifax, Santander, Phase Eight, Barbour, Jigsaw, RBS and Principality Building Society.

RATES

Rateable Value (17/18) £55,000

Please contact Shropshire County Council for further information on 0345 678 9000.

TENURE

The property is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

£85,000 per annum exclusive of rates, service charge, insurance and VAT (if applicable).

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor:	107.67 sq m	1,159 sq ft.
First Floor:	79.53 sq m	856 sq ft.
Second Floor:	87.61 sq m	943 sq ft.
Total Floor Area:	274.81 sq m	2,958 sq ft.

SERVICE CHARGE

TBC

EPC

An EPC can be made available upon request.

SPECIFICATION

The premises are handed over in their existing condition.

TIMING

ASAP

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.



INSPECTIONS

Viewing is strictly by appointment with:

Vincent Morris
0207 182 7485
Vincent@fawcettmead.co.uk

SUBJECT TO CONTRACT

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Shrewsbury



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Created By: Fawcettmead



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