

J S A

Julian Spencer  
ASSOCIATES

2 High Street  
Shrewsbury  
Shropshire  
SY1 1SP



To Let:

An attractive lock up shop with basement, available on a new Lease

Rent: £16,750

46a Mardol, Shrewsbury, Shropshire SY1 1PP  
Tel: **01743 297297** Fax: **01743 272123**  
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Tel: **01952 459007** Fax: **01952 432325**



The property is well located on High Street, a busy thoroughfare within Shrewsbury town centre, popular with fashion and accessory retailers. The subject property is close to the Fish Street and Milk Street junction.

Shrewsbury is the county town of Shropshire located 56 miles to the North West of Birmingham, 40 miles South of Chester and 15 miles West of Telford. The town benefits from good communication links with the M54 Motorway, linking to Junctions 10 and 11 of the M6 Motorway and the rest of the country's National Network Motorway. The M54 connects to the A5 Shrewsbury ring road and also the A49 eastern ring road extension to the North of the town. Rail services to London Euston are available in approximately 2 hours 35 minutes. Major facilities include the Pride Hill Centre and the Darwin Centre.

## DESCRIPTION

The property is an attractive lock up shop, with basement, and is the ground floor of an early Victorian mid terraced three storey property, in this period quarter of Shrewsbury.

## ACCOMMODATION

The approximate Net Interior Floor Areas as per the RICS Code of Measuring Conduct are as follows.

	Sq. Ft.	Sq. M.
<u>Retail Area</u>	548	50.90
WC	---	---
<u>Cellar</u>		
Basic storage only	383	35.58

## COMMENCING RENTAL

£16,750 (Sixteen Thousand Seven Hundred and Fifty pounds)

## LEASE TERMS

The property is available on a new six year, effectively Full Repairing and Insuring Lease.

## RATEABLE VALUE

Payable 2013/2014                      £12,750

## SERVICES (NOT TESTED)

The property has mains water, electricity and drainage. Gas is available to the locality. There is an air conditioning unit, however, the function of the same should be confirmed by the ingoing tenant as the warranties are offered.

## USE

A1 (UCO) 1987.

## LEGAL FEES

The ingoing tenant is to bear the Landlords reasonable legal costs plus VAT, and is also to be responsible for any abortive fees should they withdraw after Solicitors have been instructed.

## VAT

All sums are exclusive of VAT if applicable.

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire  
SY2 6NA  
Tel. 0345 6789000

Severn Trent Water Authority  
Shelton  
Shrewsbury  
Shropshire  
Tel: (01743) 265000

N.Power  
234 Victoria Road  
Stoke on Trent  
Tel: 0800 9759336

British Telecom  
Tel: 150

## **VIEWING**

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