

Shrewsbury Town Centre Fully Fitted Restaurant Opportunity To Let



Unit 1 Talbot House 11-15 Market Street Shrewsbury Shropshire SY1 1LG

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Location

Shrewsbury is a historic market town and the county town of Shropshire with a population of 71,715 persons. The town is located approximately 41 miles south of Chester, 47 miles north west of Birmingham and 15 miles west of Telford.

The town benefits from excellent road communications, with the A5 ring road linking directly to the M54 and subsequently the M6 and wider national motorway network. The town is also served by the A49 (Manchester/Cardiff trunk road) and the A548 (Central Wales).

Shrewsbury train station provides direct rail access to London Euston via Birmingham New Street with a fastest journey time of 2 hours and 35 minutes. Direct regular services to Manchester Piccadilly, Crewe, Cardiff and Wolverhampton are also provided.

Situation

The property is situated on the corner of Market Street with Swan Hill approximately 100 metres south-east of Pride Hill, the primarily retail pitch in Shrewsbury.

The property occupies a prominent position within one of Shrewsbury's well established town centre retailing locations just off the main Square, set amongst a host of national and independent trader.

The property immediately adjoins SHREWSBURY MUSEUM and nearby occupiers include CÔTE BRASSERIE, GOLDSMITH JEWELLERS, JAEGER, ZIZZI, FAT FACE, CREW CLOTHING CO., WHITE STUFF, HOLLAND AND BARRATT, COUNTRY CASUALS, STARBUCKS, ASK RESTAURANT and GIGGLING SQUID (Opening Soon).

Description

The property known as Unit 1 comprises part of the ground floor of the property known as Talbot House 11-15 Market Street Shrewsbury and includes a small mezzanine floor (accessible by ceiling hatch access only) and part first floor which is used as a plant room.

The premises boasts a large open plan restaurant/retail area to the ground floor with attractive glazed frontage to both Market Street and Swan Hill.

Planning

The property lies within the Shropshire Borough Conservation Area.

Planning permission was granted on the 9th November 2005 for the change of use of the ground floor to Class A3 restaurant (now falling under Class E).

Planning Permission was granted on 17th January 2008 for the change of use of the ground floor into two self-contained restaurants, with a new secondary means of fire escape to the rear and a first floor plant room.

Accommodation

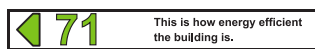
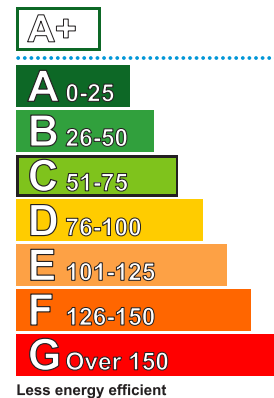
The approximate areas of the property are as follows: -

Ground Floor	3,140	ft ²	291.70	m ²
Mezzanine	1,386	ft ²	128.80	m ²
First Floor	248	ft ²	23.05	m ²
TOTAL	4,774	ft ²	443.55	m ²

Energy Performance Certificate

A copy of the Energy Performance Certificate is available on request.

More energy efficient



Rating Assessment

The Rateable Value for the Property is £63,500.

The Uniform Business Rate for the year 2022/23 is 51.2p in the £.

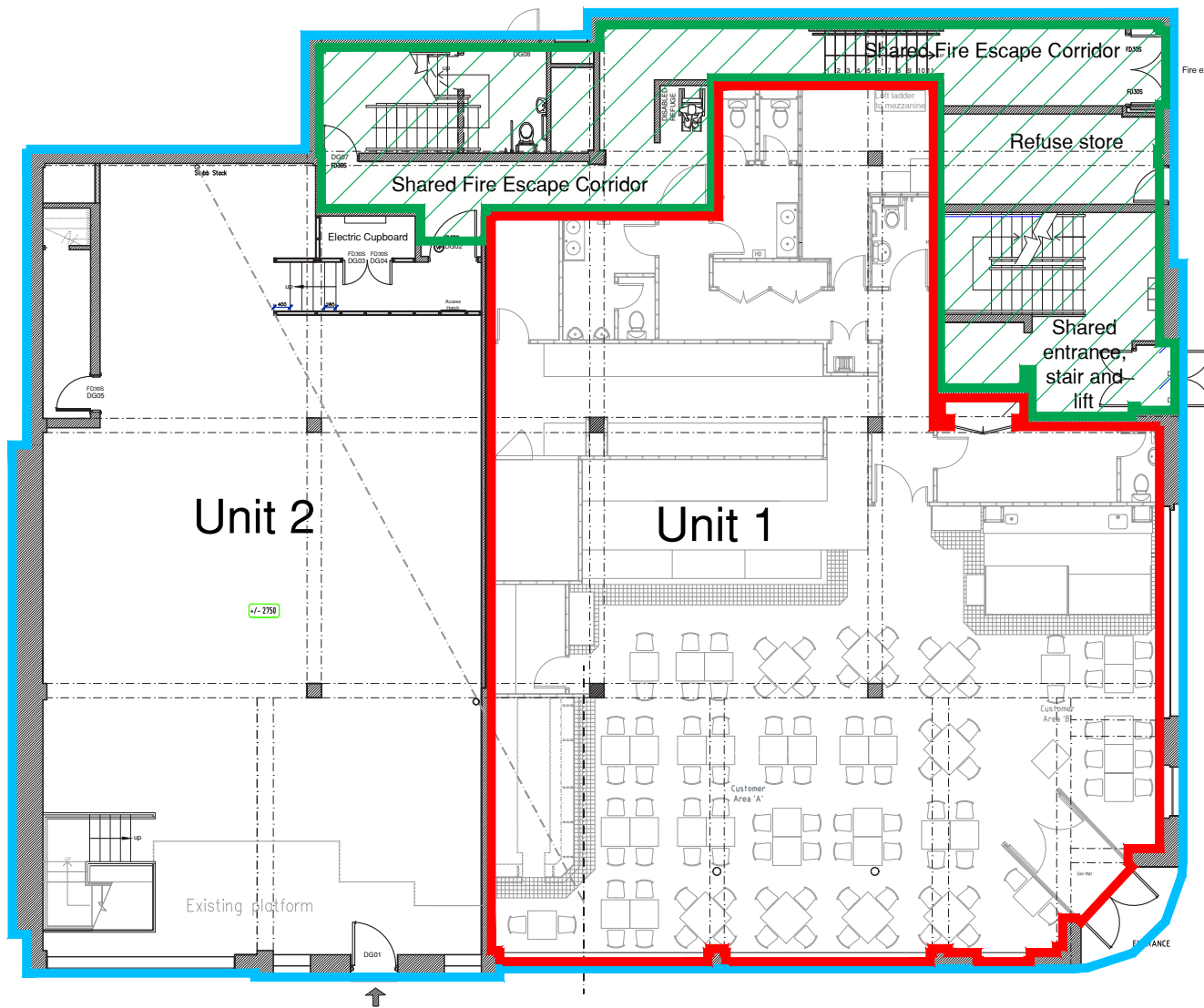
The Draft Rateable Value effective for the Property as from 1st April 2023 is £50,500.

Local Authority

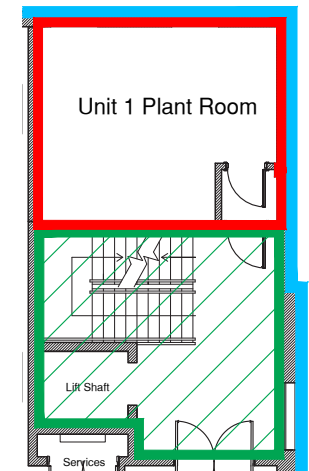
Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

Telephone: (0345) 678 9000





Ground Floor Plan



First Floor Plan - Extract



NOT TO SCALE



TERMS

Lease

Unit 1 is available to let on an new effectively full repairing and insuring lease for a minimum term of 15 years, subject to 5 yearly upward only rent reviews.

Rent

Year 1: £50,000 per annum exclusive of VAT
 Year 2: £52,500 per annum exclusive of VAT
 Year 3: £55,000 per annum exclusive of VAT
 Year 4: £57,500 per annum exclusive of VAT
 Year 5: £60,000 per annum exclusive of VAT

A minimum increase at first rent review to £65,000 per annum exclusive.

Premium

A Premium of £30,000 plus VAT is sought for all the fixtures, fittings and kitchen equipment (excluding the Mechanical and Extraction Installation).

Rent Free Period

Six months from completion of the lease or occupation whichever is the earlier.

Tenant's Deposit

The equivalent to six month's rent plus VAT (i.e. £30,000). The deposit is to be capable of increase in line with any increase in the rent.

Availability

The property is available for immediate occupation on completion of the legal documentation.

Value Added Tax

The property is registered for Value Added Tax.

Legal Costs

Each party is to bear their own legal costs.

Viewing

Strictly by appointment with the Owners Agents: -
 Warrant Properties Limited One Wellstones Watford WD17 2AE
 Telephone: 01923 230414 / Email: admin@warrantgroup.net

Estate Agents Act 1979

In accordance with the requirements of the Estate Agents Act 1979, a Director of Warrant Properties Limited has an interest in the company that owns the freehold interest of the property.



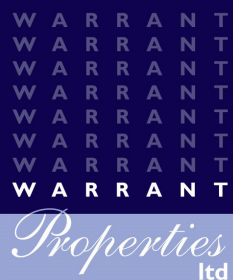
Further Information please contact:

December 2022

JAMES FASAL
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Disclaimer:

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