

## Shrewsbury

39 Pride Hill  
Shropshire  
SY1 1DN

- Freehold Shop Investment
- Pedestrianised town centre location
- Current Rent Reserved

**£37,500 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

The attractive historic market town of Shrewsbury, with a population of 70,000, is located 37 miles south-west of Stoke-on-Trent, 47 miles west of Birmingham and 43 miles south of Chester. The M54 motorway (Junction 7) is located some 11 miles to the east via the A5 trunk road. There are rail services from Shrewsbury Mainline Station via Birmingham (New Street) to London (Euston).

The property is situated within the town centre on the south side of the pedestrianised Pride Hill, close to the junction with Butchers Row. Occupiers close by include EE, Thorntons, Three, Whittards, Paperchase, Greggs, Boots, McDonald's, Waitrose and Cloggs amongst others.

### Description

This attractive Grade II Listed property is arranged on ground and three upper floors. The ground floor provides a shop, whilst the upper floors comprise ancillary accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	3.65 m	(11' 9")
Net Frontage	2.95 m	(9' 8")
Shop Depth	12.55 m	(41' 2")

Built Depth	14.80 m	(48' 7")
Ground Floor	55.8 sq m	(601 sq ft)
First Floor	42.9 sq m	(462 sq ft)
Second Floor	47.5 sq m	(511 sq ft)
Third Floor	31.2 sq m	(336 sq ft)
Total	177.4 sq m	(1,910 sq ft)

### Tenancy

The entire property is at present let to SWEETISH LIMITED trading as Mrs Simms Olde Sweet Shoppe for a term of 10 years from 1st August 2014 at a current rent of £37,500 per annum. The lease provides for a rent review and tenant's option to break at the fifth year of the term and contains full repairing and insuring covenants, subject to a schedule of condition. The tenant has a rent free period from 24th June to 24th December 2015.

### VAT

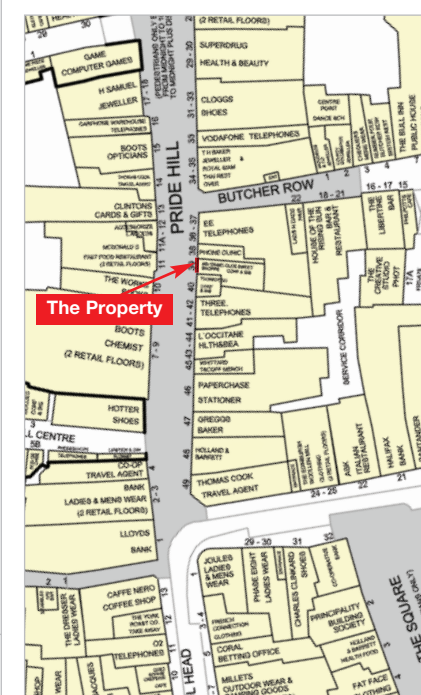
VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

EPC Rating 118 Band E (Copy available on website).



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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