ANDREW DIXON & COMPANY

TO LET

Chartered Surveyors & Commercial Property Consultants





Former Bank Premises 39-41 High Street, Wem, Shropshire, SY4 5DG

- Self-contained, ground floor retail space extending to 1,783 sq ft (165.73 sq m)
- Accommodation includes sales area, offices, storerooms and WC facilities
- Rear access and 2 demised car parking spaces in private car park
- Prestige Grade II listed building in town centre High Street location

Tel: 01952 521000 www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford, Shropshire TF2 9TW Telephone : 01952 521000 Fax : 01952 521014 Email: enquiries@andrew-dixon.co.uk

Former Bank Premises 39-41 High Street, Wem

LOCATION

Wem is a North Shropshire market town with a population of approximately 6,100 (2015 estimate) and serves the surrounding rural area. Shrewsbury is located approximately 11 miles to the south and Whitchurch is 9 miles to the north. The A49 Shrewsbury to Whitchurch trunk road is a approximately 3 miles distant.

Wem town has the benefit of a local railway station, which is on the Shrewsbury to Crewe line with a good connection to Manchester.

The property itself is located in the conservation area of Wem fronting onto the busy High Street, which is the principal street through the town centre. There is also an access from Chapel Street to the car park and rear of the property.

DESCRIPTION

The property comprises the former National Westminster Bank premises, which occupies the ground floor of an early 19th century traditional red brick building. The three-storey building is Grade II listed and offers attractive self-contained retail/office space on the ground floor with on site car parking. The accommodation is adaptable and versatile, suitable for a number of different uses subject to planning permission.

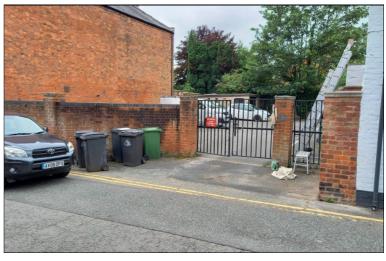
The main pedestrian access to the property is via the High Street, leading into a sales area, which incorporates offices and storerooms off, with a staff room and separate male and female WC facilities. There is also additional storage space at basement level.

Outside, to the rear of the building is a vehicular access leading to 2 demised car parking spaces within a secure car park with gated access. There is also a pedestrian access.

ACCOMMODATION

| Total Area | 1,783 sq ft | 164.73 sq m |
|-------------------------------|-------------|-------------|
| Basement storerooms | 160 sq ft | 14.91 sq m |
| Male and female WC facilities | | |
| Rear Lobby | 86 sq ft | 7.99 sq m |
| Staffroom | 136 sq ft | 12.66 sq m |
| Stores | 266 sq ft | |
| Offices | 247 sq ft | 22.97 sq m |
| Sales Area | 888 sq ft | 82.46 sq m |





SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

We understand the property has planning permission for uses within Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease for a term of 3 years, or multiples thereof, with rent reviews at 3 yearly intervals (dependent on length of lease).

RENT

The quoting rent £10,000 per annum exclusive.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND Tel: 0345 678 9000

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2023 rating list is $\pounds10,750$.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(66).

VAT

We understand that VAT is not payable on the rent. All other figures quoted herein are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the Agent's Telford office: Contact: Simon Beedles FRICS Direct Line: 01952 521008 Mobile: 07375 101371 Email: <u>simon@andrew-dixon.co.uk</u> **Ref: SB/3741**



What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

Printcode: 2021917

Consumer Protection From Unfair Trading Regulations 2008: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



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