



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

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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

Sales Area	888 sq ft	82.46 sq m
Offices	247 sq ft	22.97 sq m
Stores	266 sq ft	24.74 sq m
Staffroom	136 sq ft	12.66 sq m
Rear Lobby	86 sq ft	7.99 sq m
Male and female WC facilities		
Basement storerooms	160 sq ft	14.91 sq m
Total Area	1,783 sq ft	164.73 sq m



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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 £10,750.

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

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Ref: SB/3741



Printcode: 2021917

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.

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