



## Ground Floor Retail Premises

**10 High Street, Much Wenlock, Shropshire, TF13 6AA**

- Recently refurbished retail/office premises extending to 638 sq ft (59.24 sq m)
- Centrally located in popular tourist town of Much Wenlock
- Prominent position in close proximity to St Mary's Lane Car Park
- No Hot Food use permitted

# 10 High Street Much Wenlock

## LOCATION

The property is situated in Much Wenlock, a popular market town steeped in history, which is centrally located in Shropshire approximately 8 miles southwest of Telford, 11 miles southeast of Shrewsbury and 19 miles west of Wolverhampton.

Much Wenlock originally grew around an abbey founded in 680 AD, the ruins of which can still be seen today. The town centre has a good range of specialist shops, convenience stores, restaurants and public houses together with primary and secondary schools. The surrounding countryside is beautiful and unspoilt.

The property itself occupies a prominent position on the High Street with rear access onto St Mary's Lane Car Park off St Mary's Road.

## DESCRIPTION

The property comprises a ground floor retail unit, which has recently been refurbished to a good standard. The premises was formerly occupied by Barclays Bank and enjoys an attractive frontage onto the High Street, with a centrally positioned customer entrance door. The unit has a part glazed frontage to the right-hand side of the access, with the remaining window being retained by the Barclays Bank cash point.

Internally, the shop floor is open plan to the front with further retail/office space to the rear, complete with server room/store cupboard and disabled WC. There is also a kitchenette to the rear providing sink, worktop, and wall and floor cupboards. The accommodation benefits from LED strip lighting throughout and air conditioning units.

There is a rear access door providing pedestrian access onto St Marys Lane Car Park.

## ACCOMMODATION

Shop floor	340 sq ft	31.60 sq m
Rear retail area	265 sq ft	24.58 sq m
Store room/server room	33 sq ft	3.06 sq m
Disabled WC		
<b>Total Net Internal Area</b>	<b>638 sq ft</b>	<b>59.24 sq m</b>

## SERVICES (NOT CHECKED OR TESTED)

We understand that mains electricity, water and drainage are connected to the property. Interested parties should make their own enquiries.



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## PLANNING

We understand the property currently has planning permission for Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended). Whilst it is currently utilised for retail purposes, it may also suit an office use.

## TENURE

Leasehold. The property is available on a new lease for a minimum term of 3 years. Further details upon request from the agent.

## RENT

The quoting rent is £9,000 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. The property may qualify for small business rates relief.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D88.

## VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

## VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern  
Direct Line: 01952 521004

Mobile: 07957 828 569

Email: [nathan@andrew-dixon.co.uk](mailto:nathan@andrew-dixon.co.uk)

Ref: BNF/3962



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