



Prominent Shop Premises at 7 Roushill Shrewsbury, Shropshire, SY1 1PQ

- Town centre retail premises extending to approximately 1,109 sq ft (103 sq m)
- Accommodation arranged over two-stories with sales areas on both floors
- Available either freehold or leasehold (on a new lease)
- Exciting new planned redevelopment to Riverside/Roushill nearby

Shop Premises

7 Roushill, Shrewsbury

LOCATION

The property is located in the popular market town of Shrewsbury, being the county town of Shropshire. Shrewsbury is strategically located at the intersection of the main A49 and A5 roads approximately 9 miles east of the Welsh border and serves as the commercial centre for Shropshire and parts of Mid-Wales. It is approximately 15 miles west of Telford and 41 miles south of Chester.

The property itself is situated in Roushill, just off Mardol, in Shrewsbury town centre close to many local and national traders. This is an established retail centre with the property occupying a prominent position, particularly to those walking down Roushill Bank or from the Riverside Centre.

The area is due to be transformed by the planned Raven Meadows, Roushill development, which will create a "landmark new public park adjacent to Roushill - helping to breath new life into the area, creating a green and attractive public meeting place, and improve biodiversity in the town centre" (Quote from Shropshire Council).

DESCRIPTION

The property comprises a two-storey retail premises in a prominent town centre location. The lock-up shop provides a sales area on the ground floor and further retail space on the first floor, together with a kitchen and WC facilities.

The ground floor retail frontage is to Roushill and there is a large glazed display window to the first floor.

The property forms part of a small, distinctive parade of shops, which also includes a restaurant and nail studio.

Outside, there is on street car parking to Roushill immediately to the front of the property and the main town centre car parks are nearby.

ACCOMMODATION

Ground Floor:		
Sales area	609 sq ft	56.6 sq m
First Floor:		
Sales area	468 sq ft	43.5 sq m
Kitchen	32 sq ft	2.9 sq m
WC facilities		
Total Area	1,109 sq ft	103 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

The property currently has planning permission for retail use within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

TENURE

The property is available to purchase freehold with vacant possession, or to rent on a new lease for a term to be agreed with rent reviews at 3 year intervals. Alternative proposals may be considered.

PRICE/RENT

The freehold price is £210,000. Alternatively, the quoting rent is £13,250 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 £13,250.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C-62.

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

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

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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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