



Retail Unit and Premises at 122A Church Street Shawbury, Shropshire, SY4 4NH

- Self-contained, well presented retail space extending to 552 sq ft (51.29 sq m)
- With walk-in refrigerator extending to 214 sq ft (19.88 sq m)
- Separate catering container and external freezer
- Existing catering equipment available by separate negotiation
- On-street car parking directly to the front of the building

122A Church Street

Shawbury

LOCATION

The property is located in the small commuter village of Shawbury in North Shropshire, approximately 5 miles northeast of Shrewsbury and 8 miles northwest of Telford. Shawbury straddles the A54 between Shrewsbury and Market Drayton, which in turn leads to the A5/M54 motorway via the A49.

The property itself is situated in the centre of the village and enjoys a prominent position at the junction of Church Street and the A53, opposite the Elephant & Castle public house and adjoining a residential premises.

DESCRIPTION

The property comprises a single storey retail premises, which was most recently utilised as a butchers and catering business. It provides an open plan retail area on the ground floor with walk-in refrigerator and WC facilities. The property also includes a separate catering container and external freezer to the side of the building.

The main premises benefits from a large glazed shop frontage onto Church Street and offers well appointed retail space internally, fitted with fluorescent strip lighting, air conditioning and a mixture of lino and tiled floors. The walls are tiled and there are a number of preparation and wash areas. The separate catering container is also fully fitted out for its current use.

All the catering equipment and fixtures and fittings are available by separate negotiation.

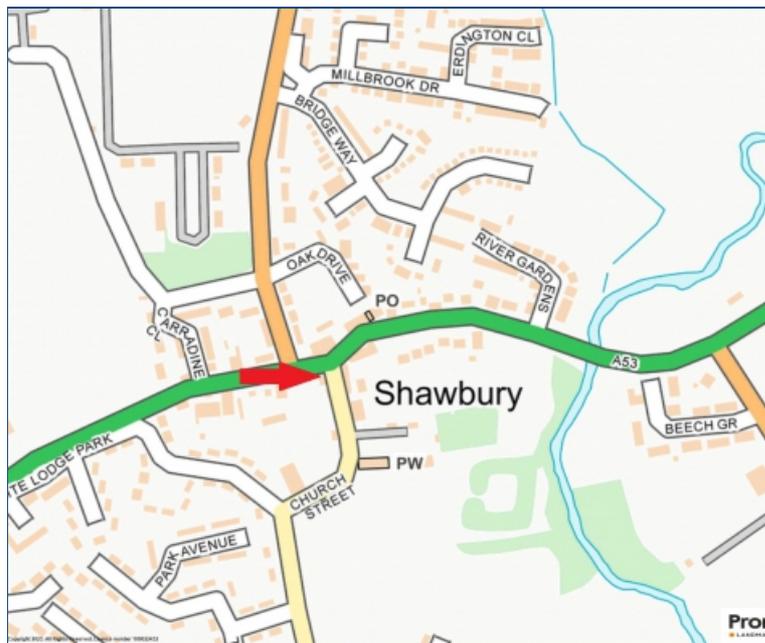
There is no demised car parking, however on-street parking is available in a lay-by directly to the front of the building.

ACCOMMODATION

| | | |
|-----------------------------|------------------|-------------------|
| Retail Area/Shop Floor | 552 sq ft | 51.29 sq m |
| Walk-in Refrigerator | 214 sq ft | 19.88 sq m |
| WC facilities | | |
| Separate catering container | 144 sq ft | 13.38 sq m |
| External freezer | | |
| Total Area | 910 sq ft | 84.55 sq m |

SERVICES

We understand mains water and electricity are connected to the property. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



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PLANNING

The property is suitable for a variety of retail uses, albeit the accommodation lends itself well to a similar use to the existing use as a butchers/catering facility.

Interested parties are advised to make their own enquiries with the Local Planning Authority regarding their proposed use.

TENURE

The property is available to lease on terms to be agreed. Alternatively, the property can be purchased freehold with vacant possession.

RENT/PRICE

- The quoting rent is £10,000 per annum exclusive
- The asking price is £160,000

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 £6,600.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC with an energy rating of B-55.

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.

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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