



3 Butcher Row Shrewsbury, SY1 1UW

- Ground floor net Sales Area approx. 249 sq ft (23.1 m²), plus first floor sales area of 178 sq ft (16.54 m²).
- Attractive display bay window .
- Located on a picturesque pedestrianized shopping street, directly off the 'prime' Pride Hill.
- Self contained Grade II listed accommodation.
- Benefitting from ample storage to the uppers and rear access.
- A short walk from Shrewsbury's Railway and Bus Stations.
- Numerous public car parks and on street parking within walking distance.
- Nearby occupiers include Number Four (restaurant), The Libertine (cocktail bar), The House of the Rising Sun (fusion food restaurant), The Bull at Butcher Row (public house), Philpotts (sandwich bar), Which Orchard (gifts) and various national retailers on Pride Hill.
- Shrewsbury is the county town and administrative centre of Shropshire with a population of roughly 80,000 and a catchment extending into Wales.
- Suitable for a variety of commercial uses, subject to the required statutory consents



For further information, contact:

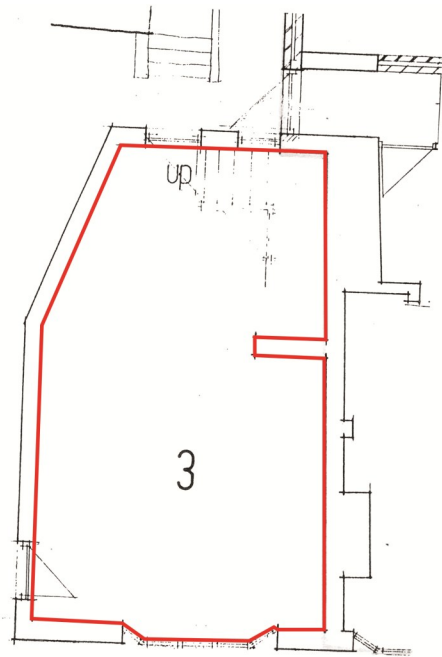
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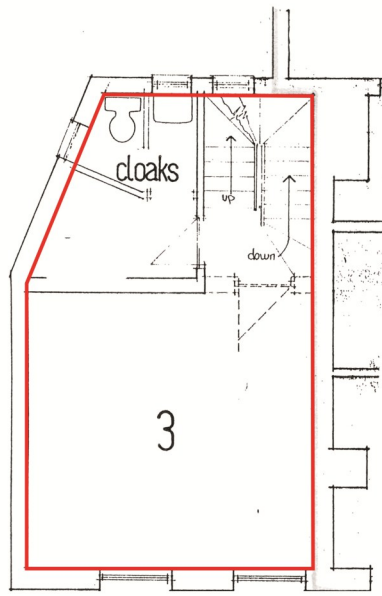
Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice.
All measurements are approximate and are on a net internal floor

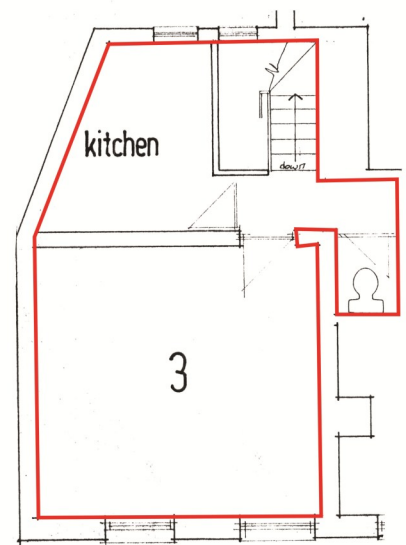
Floor	Description	Size (sq ft)	Size (m ²)
Ground Floor	Sales Area	249	23.1
First Floor	WC		
First Floor	Sales Area	178	16.54
Second Floor	Storage	258	23.98
Second Floor	Kitchenette		
Total		721 sq ft	66.97 m ²



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of the preparation of these particulars the Landlord has elected not to charge VAT on the rent.

Costs

Incoming Tenant to pay all reasonable legal costs in respect of the transaction including any stamp duty and VAT, if applicable.

Deposit

A rental deposit may be required.

References

The successful applicant will typically need to provide satisfactory references and company trading accounts.

Fixtures and Fittings

All items usually classed as Tenant's fixtures and not mentioned in these details, are excluded from the letting.

Services

All mains services excluding gas are understood to be available subject to connection charges by the utility companies.

Planning

The premises are understood to have an existing use for Class E Retail purposes and are situated within the Shrewsbury town Centre Conservation Area. Other uses may be considered. Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

Local Authority

Shropshire Council
Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ

0345 678 9000

➤ **Rateable Value**
(1st April 2023)

£12,750

➤ **EPC**

E 108



50 metres

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