



10a St John's Hill,
Shrewsbury, SY1 1JD

£165,000



Summary

- Attractive three-storey building with vacant possession.
- Net Internal Area approx. 826 sq ft. (76.73 m²)
- Arranged over three floors with access off St John's Hill and separate access onto Cross Hill.
- Traditional fully glazed shop frontage with attractive recessed doorway.
- Grade II Listed.
- Located on St John's Hill off Bellstone and Shoplatch.
- Multiple town centre surface level car parks with-in walking distance.
- Nearby occupiers include Hibiscus (Jamaican foods), Zest (hairdressers), Zaza Johnson & Bath (Estate Agents), Strutt & Parker (Estate Agents), Ottolive Bakehouse as well as Shrewsbury's award winning Market Hall, amongst a wide variety of other independent retailers and cafes.



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 area basis).

Floor		Size (sq ft)	Size (m ²)
Basement	WC, Shower and access to rear yard		
Ground Floor	Sales Area	134	12.42
Ground Floor	Window Frontage	12'11"	3.93m
Steps to Lobby with separate access to Cross Hill			
Ground Floor	Rear Sales Area	150	13.97
First Floor	Room	129	11.96
First Floor	Room	160	14.83
Second Floor	Room	110	10.26
Second Floor	Room	143	13.29
Total		826 sq ft	76.73 m²



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Services (not checked or tested):

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

Planning:

The premises are understood to have an existing permitted use for Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own enquiries with the Local Planning Authority as to whether planning permission is necessary for their intended use.

The premises forms part of a Grade II listed building within Shrewsbury Town Centre Conservation Area.

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 had elected to charge VAT on the sale.

Anti-money Laundering and Identity Verification:

In line with UK anti-money laundering regulations, two form of ID will be required to verify identities and confirm sources of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

Costs:

Each party is to pay their own costs incurred in this transaction.

Fixtures and Fittings:

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

Rateable Value: £5,000

1st April 2023

Energy Performance Rating: E 119

EICR Expires 05.12.2027

Local Authority:

Shropshire Council

Guildhall

Frankwell Quay

Shrewsbury

SY3 8HQ

03456 789 000



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.