



6 WEEK COMPLETION

SITUATION

Located in the prime pedestrianised shopping centre of this famous market town which has historic connections with William the Conqueror and has a Cathedral and Castle. Nearby multiples include **Marks & Spencer, Little Waitrose, Tesco Express, Thomas Cook, Body Shop, EE, Boots, Holland & Barratt, Superdrug, Greggs** and others. In addition, **the property is located directly between the entrances to the Pride Hill Shopping Centre and The Darwin Shopping Centre.**

Shrewsbury lies approx. 46 miles west of Birmingham and 12 miles from Junction 7 of the M54 Motorway.

PROPERTY

A mid terraced Grade II Listed building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the 3 upper floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 11'9"
Internal Width 9'8" widening to 10'6"
Shop Depth 41'2"
Built Depth 48'6"

First Floor Area Approx. 444 sq ft
WC

Second Floor Area Approx. 475 sq ft

Third Floor Area Approx. 336 sq ft

VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Vape Depot Ltd (having approx. 5 branches)** for a term of 5 years from 24th August 2017 at a current rent of **£38,500 per annum** exclusive

Tenant's Break August 2020

Note: Planning Consent was granted in September 2016 for A5 (Take-away Use).



The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS

Macroy Ward - Tel: 020 8440 3258
Ref: Ms Martina Ward - Email: martina@macroyward.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts

