

FOR SALE OR TO LET



20 HIGH STREET, SHREWSBURY, SY1 1SJ FORMER SANTANDER



LOCATION

The property is located in a prime trading position opposite the Square in the Town Centre. The property is adjacent to both **Waterstones** and **Halifax** opposite **Starbucks** and close to **Giggling Squid**, **Costa**, **Crew Clothing**, **Joules**, **FatFace**, **Jigsaw** etc.

ACCOMMODATION

If the property is divided and the ground floor and basement are let separately from the upper parts, access to the Ground floor and Basement would be via a new entrance created through the existing frontage. Access to the upper floors will be via the existing glass front door.

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH FRONT	20' 5"	6.2 m
GROUND FLOOR AREA	1480 sq ft	137 sq m
FIRST FLOOR AREA	970 sq ft	90 sq m
SECOND FLOOR AREA	1265 sq ft	118 sq m
BASEMENT AREA	-not measured	

PLANNING

Please see Planning Application **Number 20/00879/P3JPA** relating to the conversion of the first, second and third floors to residential.

LEASE

The property is available by way of a new fully repairing and lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

For the whole building - **£40,000** pa (exclusive of rates).
For the Ground Floor and Basement - **£30,000** pa (exclusive of rates)

FREEHOLD

The Freehold is available at **£550,000**.

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: **£51,500**
Please contact the Local Authority for further information

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 83 (Band D)
A copy of the certificate is available upon request.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is not payable on the rental or purchase price, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:
Internal Video – <https://youtu.be/wMdSYwialSA>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.