

16 Pride Hill Shrewsbury, Shropshire SY1 1DQ

Freehold Retail Investment

- Entirely let to The Carphone Warehouse Limited
- Prime pedestrianised location in historic market town
- Located between Pride Hill and Darwin Shopping Centres
- Nearby occupiers include Little Waitrose, Marks & Spencer, WH Smith, Superdrug, McDonald's, Boots the Chemist and Caffè Nero

lot 33

Rent
£57,500
per annum
exclusive



Location

Miles: 15 miles west of Telford
43 miles north-west of Birmingham
Roads: A5, A49, A458, M54 (Junction 7)
Rail: Shrewsbury Railway Station
Air: Birmingham International Airport

Situation

The property is located in the historic market town of Shrewsbury, prominently situated in a prime location on the north side of the pedestrianised Pride Hill. The property benefits from being positioned between The Pride Hill and Darwin Shopping Centres and further benefits from a public car park for approximately 50 cars located immediately to the rear. Nearby occupiers include Little Waitrose, Marks & Spencer, WH Smith, Superdrug, McDonald's, Boots the Chemist and Caffè Nero.

Description

The property comprises ground floor retail accommodation with ancillary accommodation in the sub-basement, basement, first, second and third floors.

Tenure
Freehold.

VAT
VAT is applicable to this Lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Sub-Basement	Ancillary	19.20 sq m (207 sq ft)	THE CARPHONE WAREHOUSE LIMITED (1)	15 years from 26/11/2002 on a full repairing and insuring lease	£57,500	25/11/2017
Basement	Ancillary	50.89 sq m (548 sq ft)				
Ground	Retail/Ancillary	56.93 sq m (613 sq ft)				
First	Ancillary	54.20 sq m (583 sq ft)				
Second	Ancillary	35.51 sq m (382 sq ft)				
Third	Ancillary	37.28 sq m (401 sq ft)				
Totals		254.02 sq m (2,734 sq ft)			£57,500	

(1) For the year ending 29/03/2014, The Carphone Warehouse Limited reported a turnover of £1,783,596,000, pre-tax profits of £90,986,000 and a total net worth of £955,778,000. (Source: www.riskdisk.com 12/09/2014)

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