lot 33

H.S

16 Pride Hill Shrewsbury, Shropshire SY1 1DQ

Freehold Retail Investment

• Entirely let to The Carphone Warehouse Limited Prime pedestrianised location in historic market

 Nearby occupiers include Little Waitrose, Marks Rent £57,500 per annum exclusive





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

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

Tenancy and accommodation

Floor	Use	Floor Area	es (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Sub-Basement Basement Ground First Second Third	Ancillary Ancillary Retail/Ancillary Ancillary Ancillary Ancillary	19.20 sq m 50.89 sq m 56.93 sq m 54.20 sq m 35.51 sq m 37.28 sq m	(207 sq ft) (548 sq ft) (613 sq ft) (583 sq ft) (382 sq ft) (401 sq ft)		15 years from 26/11/2002 on a full repairing and insuring lease	£57,500	25/11/2017
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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Harold Benjamin Solicitors Haroto Benjamin Souctors Hill House, 67-71 Lowlands Road, Harrow, Middlesex HA1 3EQ. Tel: +44 (o)20 8872 3028. Email: varsha.sood@haroldbenjamin.com Ref: Varsha Sood.

The property comprises ground floor retail accommodation with ancillary accommodation in the sub-basement, basement, first,

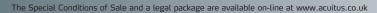
second and third floors.

VAT is applicable to this Lot.

Six Week Completion

Tenure

Freehold.



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