

# TO LET

5 NEW STREET, FRANKWELL,  
SHREWSBURY SY3 8JN

Halls<sup>1815</sup>

COMMERCIAL



## Characterful restaurant, set across three floors with wine cellar, balcony and yard

Picturesque restaurant set upon New Street, Frankwell

94.5 m sq (1,017 sq ft) of retail/restaurant space

Suitable for a variety of uses (subject to statutory consents)

Usable wine cellar

Rear yard and first floor balcony



Price: £13,000 p/a (Exclusive)

halls.gb.com

01743 450 700



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## LOCATION

The property is prominently located in Frankwell fronting onto the Frankwell roundabout. Frankwell serves as one of the main access roads into Shrewsbury town centre from the north, west and south, and offers a popular edge of town shopping area comprising of retailers, hairdressers and food related uses.

Shrewsbury is a historic market town and the county town of Shropshire, and is an established administrative and tourist centre.

## DESCRIPTION

The property comprises of a part three and part single storey terraced property which benefits from a rear yard area.

The property benefits from a shop front onto Frankwell and is arranged to provide a unit with a total Net Sales Area of approximately 94.5 m sq (1,017 ft sq) with a further kitchen to the rear 8.4 m sq (90.4 sq ft).

There is a toilet on the ground floor and further restaurant space arranged on the first and second floors. The upper floors could potentially lend themselves to residential use.

The property would lend itself to a variety of uses subject to the receipt of any statutory consents, these could include the current restaurant and food related uses, hairdressing and beauty salon.

## ACCOMMODATION

(All measurements approximate)

	sq m	sq ft
Ground Floor	40.3	433
First Floor	30.4	327
Second Floor	32.2	346
Total	102.9	1107

## RATEABLE VALUE

Rateable Value (2017/18) £7,200

Rates Payable (2017/18) £3,312

## PLANNING

The property is understood to benefit from planning consent for A3 (restaurant) Consent. The property would lend itself to a variety of uses subject to the obtaining of any required statutory consents.

## EPC

Available upon request.

## SERVICES

(Not tested at the time of our inspection)

The property benefits from all mains water, electricity and drainage.

## VAT

All figures quoted are exclusive of VAT. The property is understood to not be elected for VAT. Any prospective tenant should satisfy themselves independently as to VAT in respect of any transaction.

## TENURE

The premises is offered to let on a New Tenants Full Repairing and Insuring Lease.



## LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Telephone: 0345 678 9000

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by prior arrangement with the Letting Agents. For more information or to arrange a viewing, please contact:

**James Evans**

E: james.evans@hallsgb.com

**Huw Bevan**

E: huwb@hallsgb.com

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