

For further information please contact:

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39 High Street, Wem, Shropshire SY4 5DH



#### Location

Wem is a market town located in the county of Shropshire, approximately 11 miles north of Shrewsbury, 8 miles south of Whitchurch and 13 miles south-west of Market Drayton.

The property occupies a prominent position along the High Street.
Occupiers in the vicinity include Barclays and The Co-op.

## **Description**

The property comprises a Grade II Listed brick building, with the available space situated across basement and ground floor.

The property benefits from the right to use 5 spaces within the adjoining car park.

#### Lease

The property is available by way of an assignment or sublease of the existing lease, which expires 11th December 2028. The property is available at a rent of £15,000 p.a. There is a service charge payable, full details are available on request.

#### **Accommodation**

| Floor Area   | Sq ft | Sq M   |
|--------------|-------|--------|
| Ground Floor | 1,610 | 149.53 |
| Basement     | 328   | 30.48  |

### Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

#### **Business rates**

We understand the property is assessed as follows:

Rateable Value (2017/18): £10,250

Interested parties are advised to rely on their own enquiries.

#### **EPC**

EPC Rating of 'C'. EPC available upon request.

# VAT

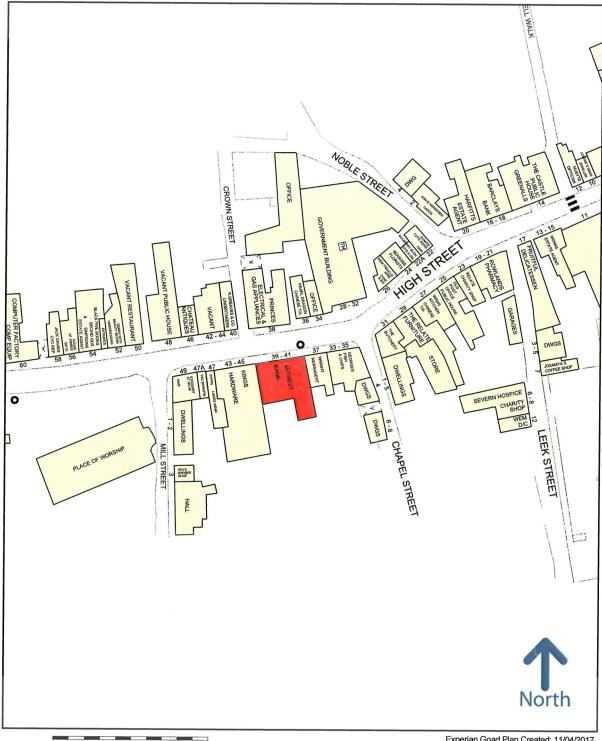
VAT will be charged at the standard rate, if applicable.

# Viewing

Strictly by prior appointment with the sole agent.







50 metres

Experian Goad Plan Created: 11/04/2017 Created By: GVA



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