

GVA To Let

For further information
please contact:

Guy Sankey
0121 609 8588
guy.sankey@gva.co.uk

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

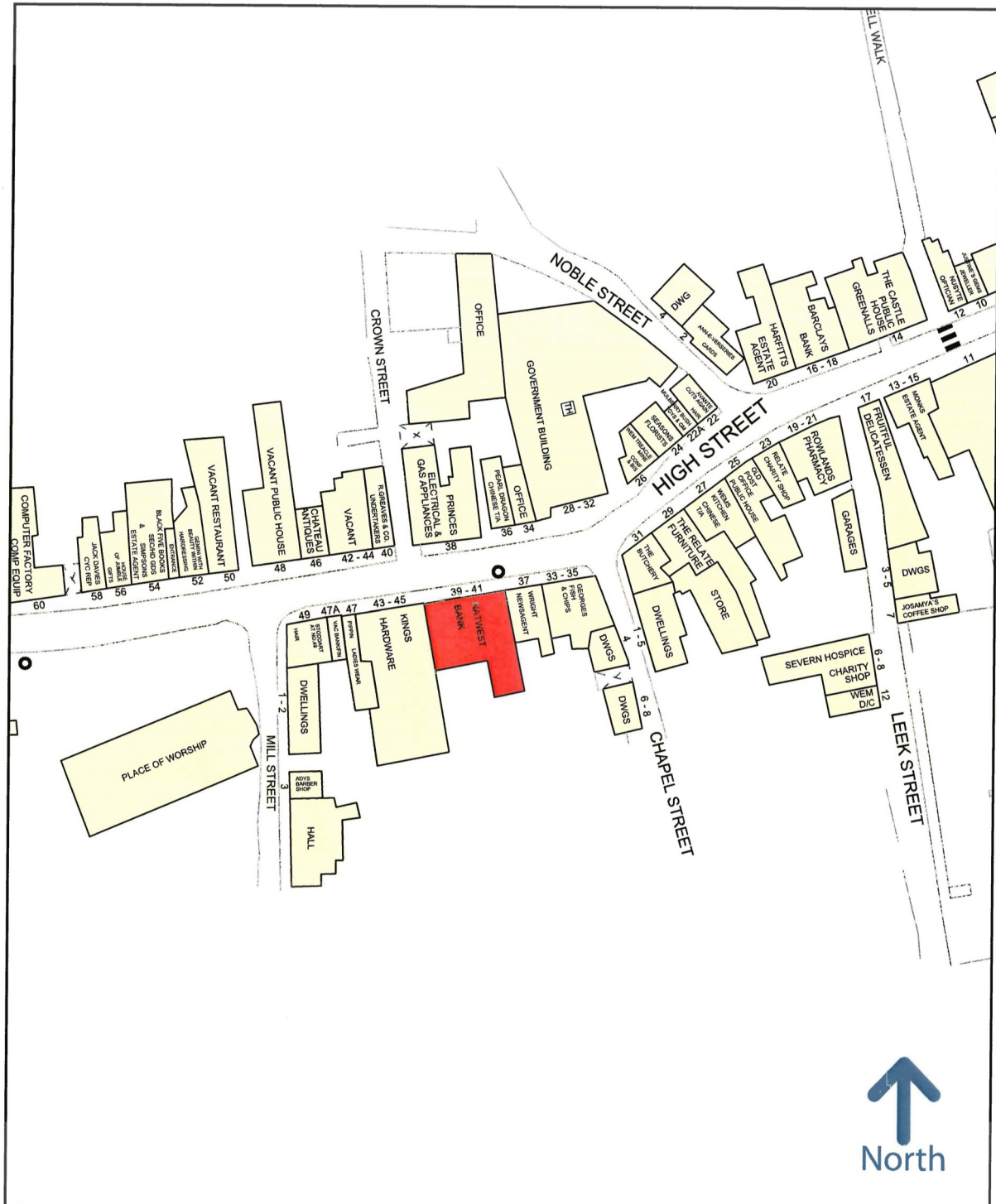
VAT will be charged at the standard rate, if applicable.

Viewing

Strictly by prior appointment with the sole agent.

08449 02 03 04
gva.co.uk/10371

An **APLEONA** company



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

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