



45 Broad Oak Crescent,  
Bayston Hill, Shrewsbury, SY3 ONE

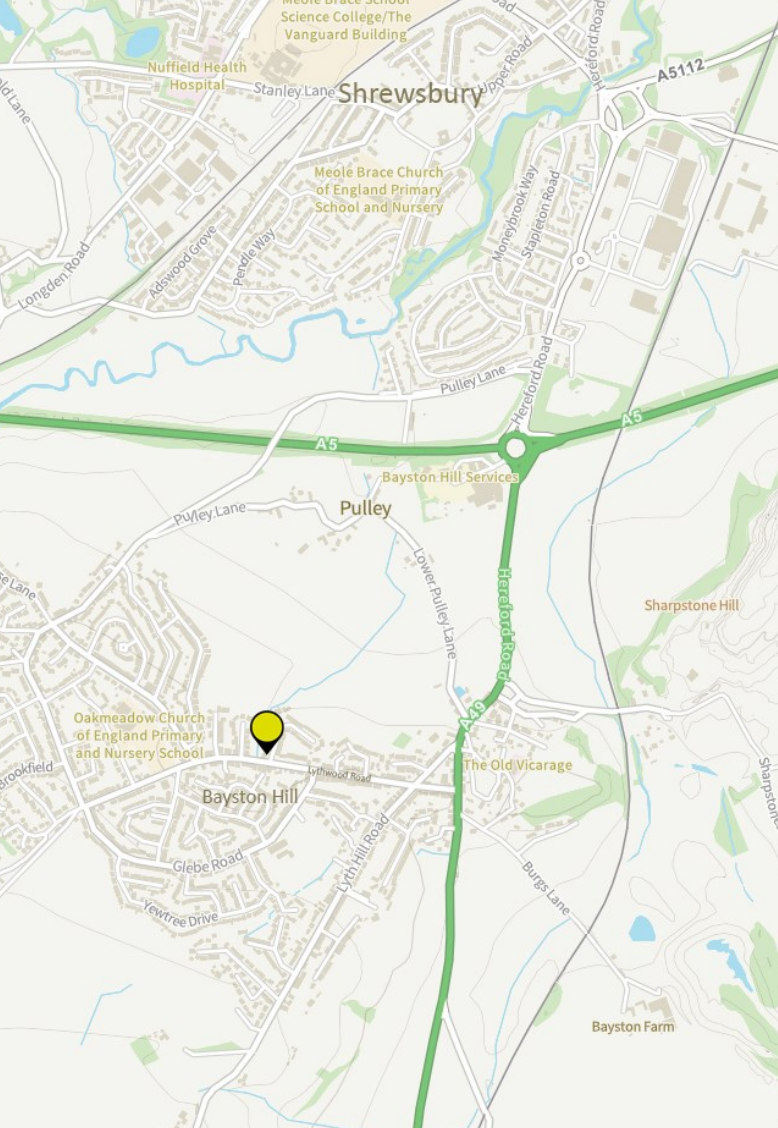
£7,000 pa  
(exclusive)

- Net Internal Area approx. 413.49 sq ft (38.6 m<sup>2</sup>)
- Fully glazed shop frontage with double glazed PVC windows.
- Situated off Lythwood Road in the heart of Bayston Hill.
- The unit is divided into the main sales area and two additional treatment rooms.
- Kitchenette and WC.
- Lay-by parking and street parking outside.
- A short drive to the Bayston Hill Roundabout, the intersection of the A5 and A49.
- Bayston Hill has a resident population of roughly 5,226 people and neighbors Shrewsbury, with a population of roughly 80,000 and a catchment extending into Wales.
- Suitable for a variety of commercial uses, subject to the required statutory consents



For further information, contact:

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## Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice. All measurements are approximate and are on a net internal floor area basis).

Floor	Description	Size (sq ft)	Size (m <sup>2</sup> )
Ground Floor	Sales Area	226.04	21
Ground Floor	Treatment Room 1	65.66	6.1
Ground Floor	Treatment Room 2	48.44	4.5
Ground Floor	Kitchen	73.35	7
<b>Total</b>		<b>413.49 sq ft</b>	<b>38.6 m<sup>2</sup></b>

## Planning

The premises are understood to have an existing use for Class E Retail purposes. Other uses may be considered. Prospective Tenant's should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

## VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of the preparation of these particulars the Landlord had elected not to charge VAT on the rent.

## Costs

Incoming tenant to pay all reasonable legal costs in respect of the transaction including any stamp duty and VAT, if applicable.

## Deposit

A deposit may be required.

## Fixtures and Fittings

All items usually classed as the Tenant's Fixtures and Fittings and not mentioned in these particulars are excluded from the Letting.

## Services

All mains services are understood to be available subject to connection charges by the utility companies.

## References

The successful applicant will typically need to provide satisfactory references/company trading accounts.

## Local Authority

Shropshire Council  
Guildhall  
Frankwell Quay  
Shrewsbury  
SY3 8HQ

0345 678 9000

➤ **Rateable Value**                      **£5,600**

(1st April 2023)

If you only use one commercial property, you won't pay business rates on this property as it has a rateable value of £12,000 or less. If you use more than one property you can still get small business rate relief on your main property if both the following apply:

- None of your other properties have a rateable value above £2,899
- The total rateable value of all your properties is less than £20,000 (£28,000 in London)

Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification or for further information.

➤ **EPC**

**B 50**



**IMPORTANT NOTICE:** Cooper Green Pools for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pools has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.