

**SUBJECT TO OBTAINING  
VACANT POSSESSION**

# WHITCHURCH

## 48/50 GREEN END, SY13 1AA

### SUBSTANTIAL PROMINENT SHOP UNIT WITH CUSTOMER CAR PARKING TO LET

#### LOCATION

The property occupies a prominent trading location at the junctions of Green End and Pearl Yard. Nearby operators include **Clearview Stoves, Costcutter, Job Centre, Tesco, Lidl, Scrivens Opticians** and **Card Factory**.

#### ACCOMMODATION

The premises are arranged on ground floor only with the following approximate areas and dimensions:-

Description	ft/sq ft	m/sq m
Internal Width (max)	79'3"	24.2 m
Shop/Built Depth	130'0"	39.6 m
Ground Floor Sales	6,200 sq ft	576 sq m
Ground Floor Storage	1,750 sq ft	162.6 sq m
<b>Total Floor Area</b>	<b>7,950 sq ft</b>	<b>738.6 sq m</b>

**NB: The above areas have been provided by the landlord.**

The property benefits from a substantial secure rear yard providing 14 dedicated customer spaces as well as servicing for articulated vehicles. Access is off Pearl Yard.

The property benefits from dual frontages to both Green End and the customer car park.



#### LEASE

The property is to be offered by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£47,500** (forty seven thousand five hundred pounds) per annum exclusive.

#### VAT

We are advised by the landlord that the property has been elected for VAT.

#### ASSESSMENTS

Enquiries with the Valuation Office indicate the premises have been assessed for rating purposes as follows:-

Rateable Value	<b>£42,250</b>
UBR 2025/2026	<b>49.9p</b>

The latest Government Retail Relief Scheme gives qualifying retail, hospitality and leisure businesses a discount of **40%** on the rates payable from **1st April 2025** until **31st March 2026** (up to a total saving of £110,000 per business). This information is for guidance only and prospective tenants are advised to make their own enquiries with Shropshire Council (0345 678 9003).

#### PLANNING

The premises currently benefit from a **Class E** consent. The premises would suit a number of alternative uses including a restaurant / bar operator, a medical / veterinary centre, a car / plant hire showroom, subject to obtaining the appropriate change of use, planning and licensing (if applicable).

#### EPC

The property has a rating of **C64**. A certificate and recommendations are available upon request.

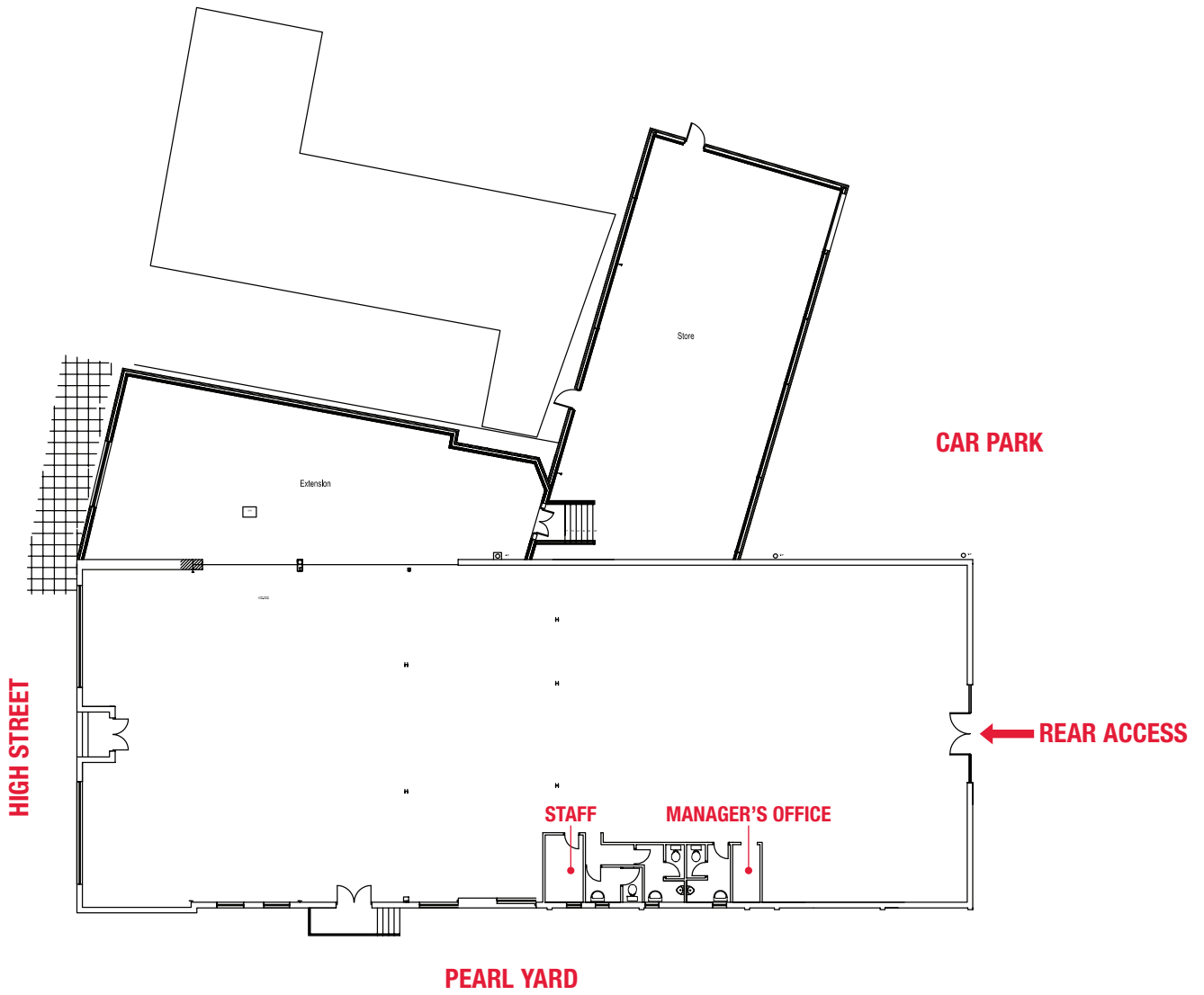
#### PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

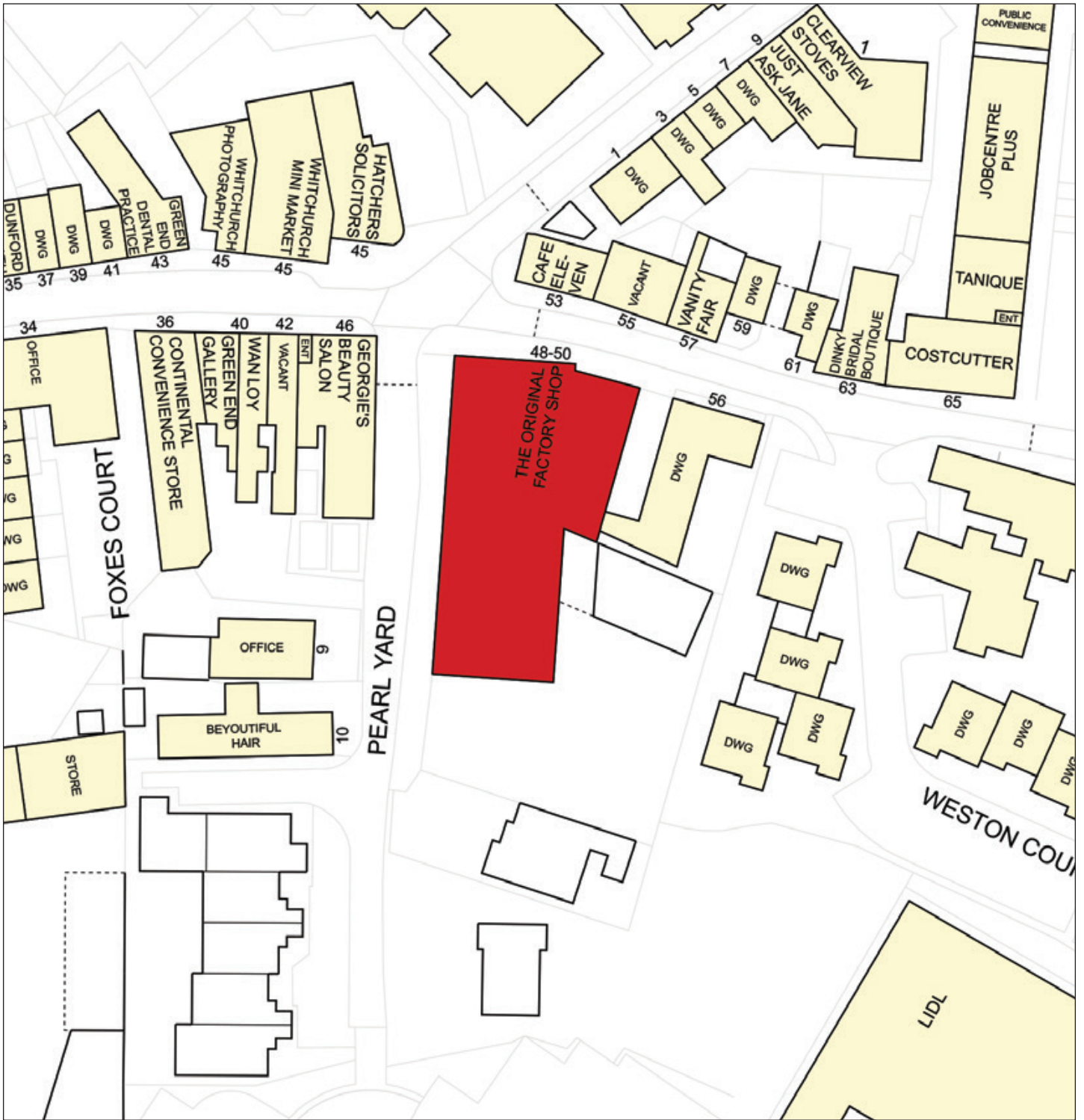
#### LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

**FLOORPLANS**







## VIEWING

Strictly by appointment through:-  
 Hugh Ockleston of Ockleston Bailey  
 Tel: 01244 403444  
 E-mail: [hugh@ocklestonbailey.co.uk](mailto:hugh@ocklestonbailey.co.uk)

## SUBJECT TO CONTRACT

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