

COOPER
GREEN
POOKS



Old St Chads Church,
Belmont, Shrewsbury, SY1 1LT

Unit to Let



Summary

- Rare opportunity.
- Grade II listed former Church to let on a new lease (terms to be agreed).
- Offers itself to a variety of uses within a historic setting.
- Ground floor area 1063 sq ft (98.8 sq m).
- Eaves height of 7.54m (24.73 ft).
- Rent £6,000 per annum (exclusive).
- Located on the corner of Princess Street and Belmont, close to the High Street and the historic Town Square.
- The established High Street is nearby with national brands such as Crew Clothing, Seasalt, Beefy Boys, Costa Coffee, Waterstones, Jones Bootmakers and The Square with Starbucks, Cote Brassery, Jigsaw and Fatface.
- Princess Street and Milk Street are home to a range of popular restaurants, cafes and independent retailers.
- Adjacent to ample street parking.



For further information, contact:

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Opportunity:

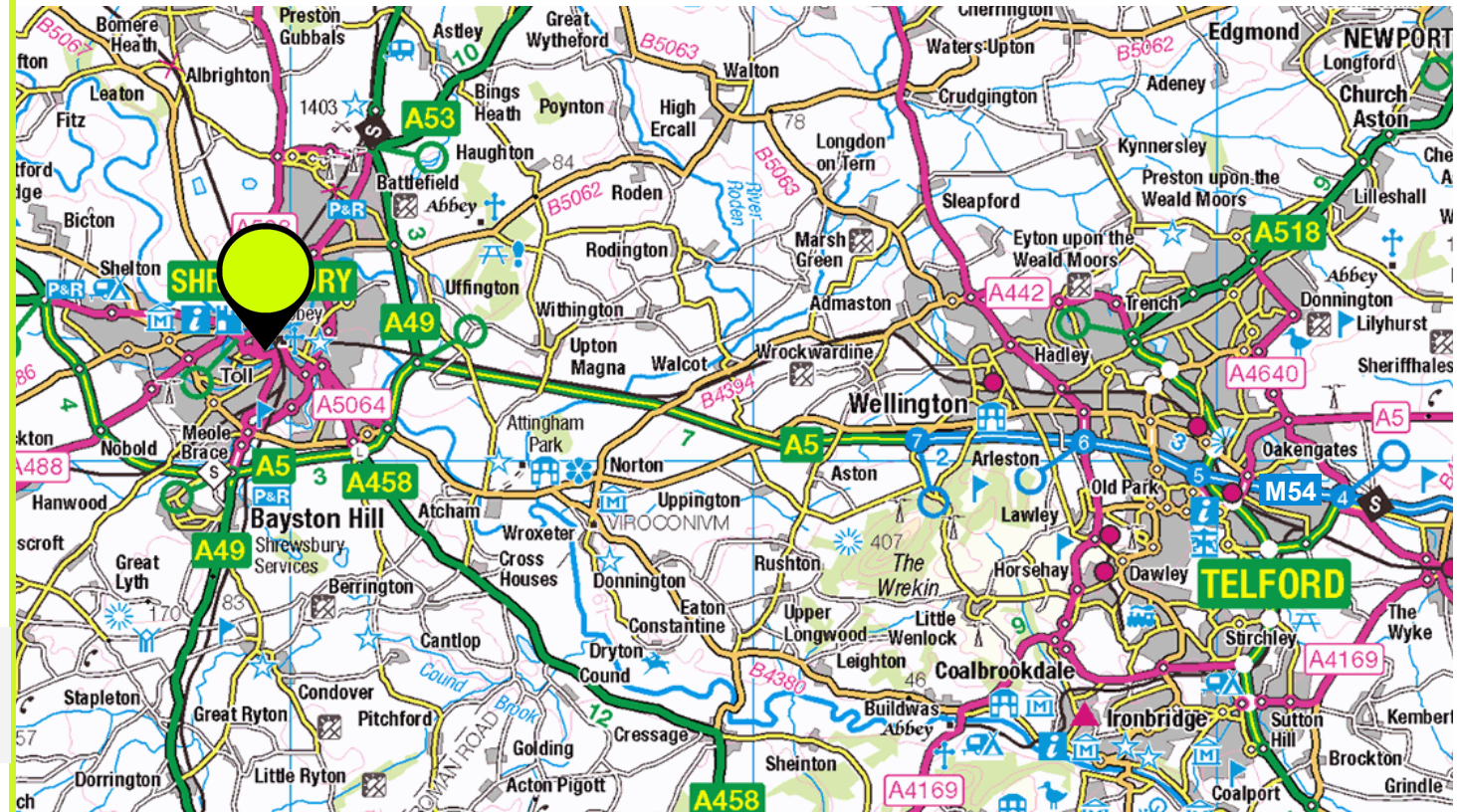
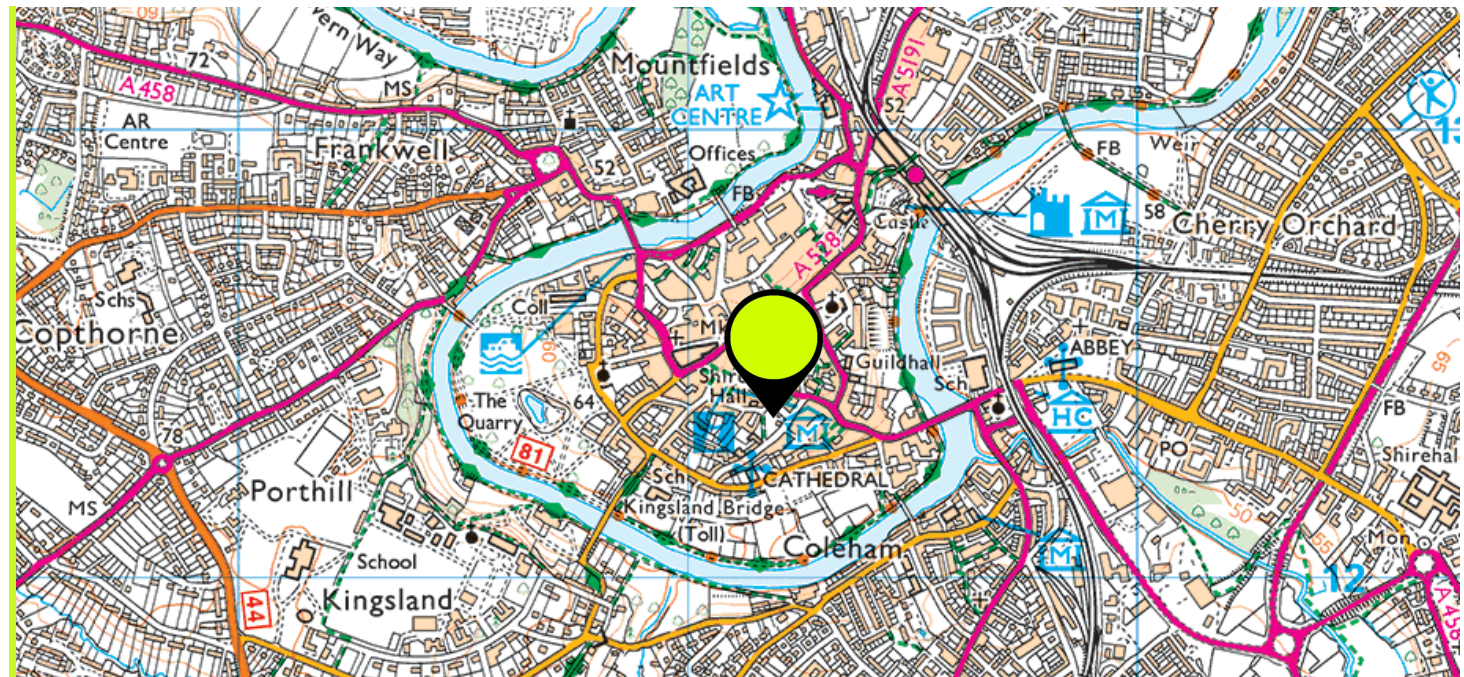
The building lends itself to a variety of uses within this historic building in the heart of Shrewsbury.

Description:

'Old St Chads' dates back to the 1100s and is a sandstone structure with four gothic windows and double height ceiling of 7.54m (24.73 ft). The building is teeming with history architecture and fenestration, the building retains some original features such as the dado paneling wrapped around the circumference of the room and original wooden door.

Situation:

Located on Belmont in the heart of Shrewsbury, off both the established High Street and the historic town square. Nearby occupiers include The Golden Cross (Hotel and Restaurant), **The Hive** (Community run centre running creative activities as well as wellbeing projects), Umai (Japanese Restaurant), two independent schools (St Winefrides Convent Junior School and Shrewsbury High School (GDST)). The Old Market Hall (now trading as an Independent Cinema and Café), as well as a variety of other independent and national bars, restaurants, cafes and retailers.



Virtual Tour

Old St Chads Church, Belmont, Shrewsbury, SY1 1LT

Proposal

Rare opportunity to lease a property of Historic significance that lends itself to a variety of uses.

Available on a new lease at a rent of £6,000 per annum (exclusive), terms to be agreed.

Accommodation

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

Floor	Description	Size (sq ft)	Size (sq m)
Ground Floor	Sales Area	1063	98.78
Ground Floor	Storage		
Gross Internal Area		1063	98.78



Virtual Tour

Ratable Value

1st April 2023

↗ £3,900pa

Energy Performance Rating:

↗ TBC

Planning:

The premises is situated within the Shrewsbury Town Centre Conservation Area.

Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

Deposit:

A deposit of 3-6 month's rent is typically required.

References:

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

Anti-money Laundering and Identity Verification:

To comply with anti-money laundering regulations, we are obliged to verify identify and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

Fixtures & Fittings:

All items usually classed as tenants' fixtures and fittings, and not mentioned in these details are excluded from the letting.

Costs:

Both parties to cover their own legal costs.

VAT:

The property is not elected for VAT, and therefore VAT won't be charged on the rent.

Services:

The property has electricity. The Landlord has made initial enquiries and a water supply and drainage *can* be supplied to this property.

Local Authority:

Shropshire Council,
The Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND.

03456 789 000



Chester
44 miles

Telford
14 miles

Birmingham
47 Miles



Manchester
1 hr 33 mins

Telford
35 mins

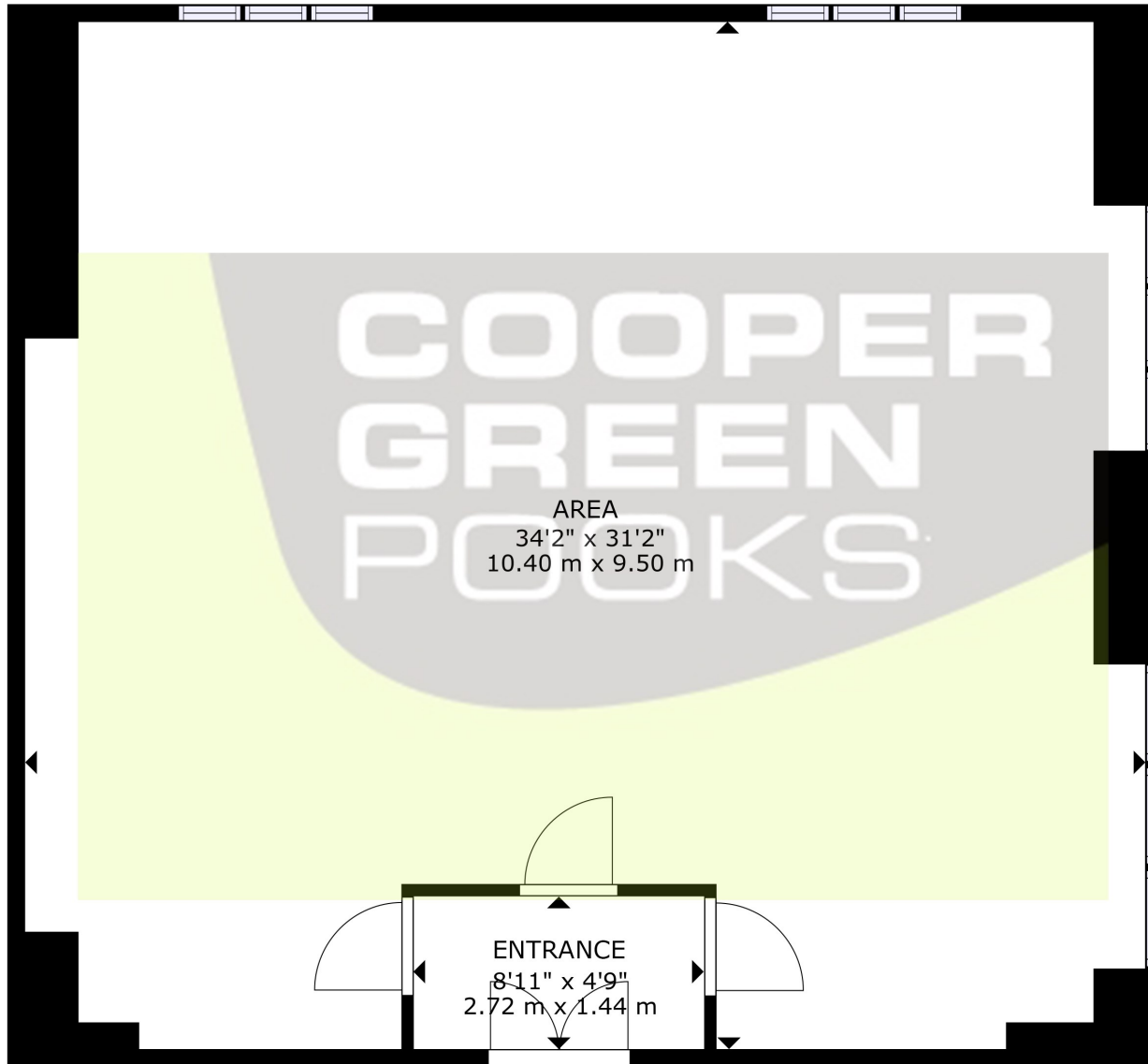
Birmingham
1hr 17 mins



Manchester
1hr 27mins

Liverpool
1hr 23mins

Birmingham
1hr 2mins



GROSS INTERNAL AREA
GROUND FLOOR: 1063 sq ft, 98.78 m²
TOTAL: 1063 sq ft, 98.78 m²



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