



TO LET

Unit A, St Mary's Arcade, 13-17 High Street, Whitchurch, Shropshire, SY13 1AX

Glass frontage retail unit on Whitchurch High Street
482 sq ft (44.82 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The property comprises a modern retail unit and benefits from:

- Full glass frontage onto Whitchurch High Street
- Modern specification
- Kitchen / WC facilities
- Prominent high street location
- LED Lighting
- Wood effect flooring
- Infrared heating system

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

	NIA sqm	NIA sqft
Sales area	44.82	482
Total	44.82	482

Terms

The property is available on a new full repairing and insuring lease on terms to be agreed.

Rent

The rent is £12,000 per annum plus VAT.

Rent Deposit

A deposit may be required.





Business Rates

The property has a Rateable Value of £11,250.

Service Charge

The property is subject to a service charge for the common areas of the building. This is estimated at £314 exclusive of VAT per quarter for the unit to include communal electricity, water, alarm monitoring and maintenance, window cleaning and insurance. A full breakdown is available from the letting agent.

Energy Performance Certificate

The property has an EPC rating of C.

Utilities

The property benefits from mains water, electricity and drainage. The electricity is sub metered and recharged to the tenant on the tenants usage. The heating is via an infrared heating system.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

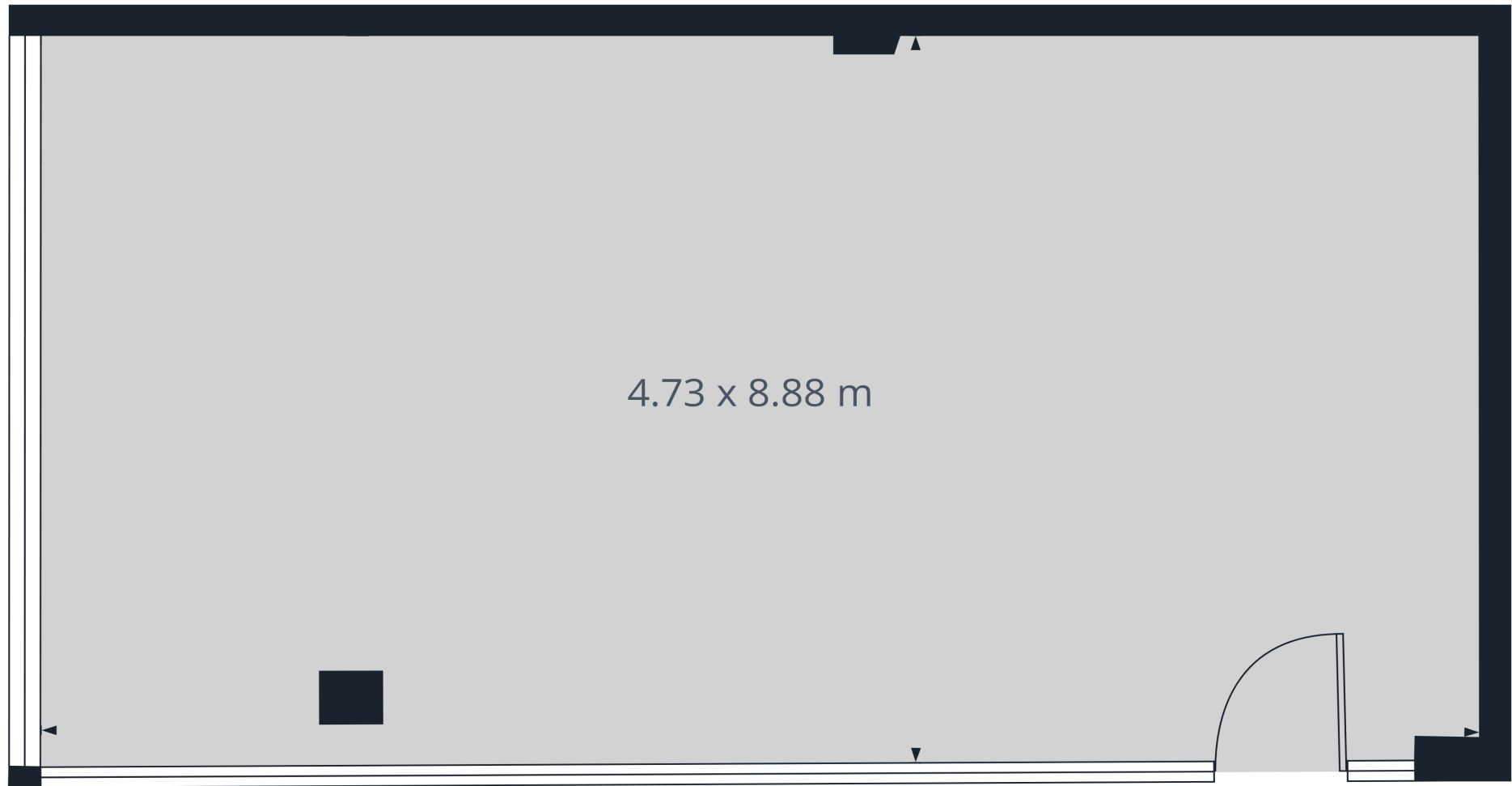
Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

Anti-Money Laundering Regulations

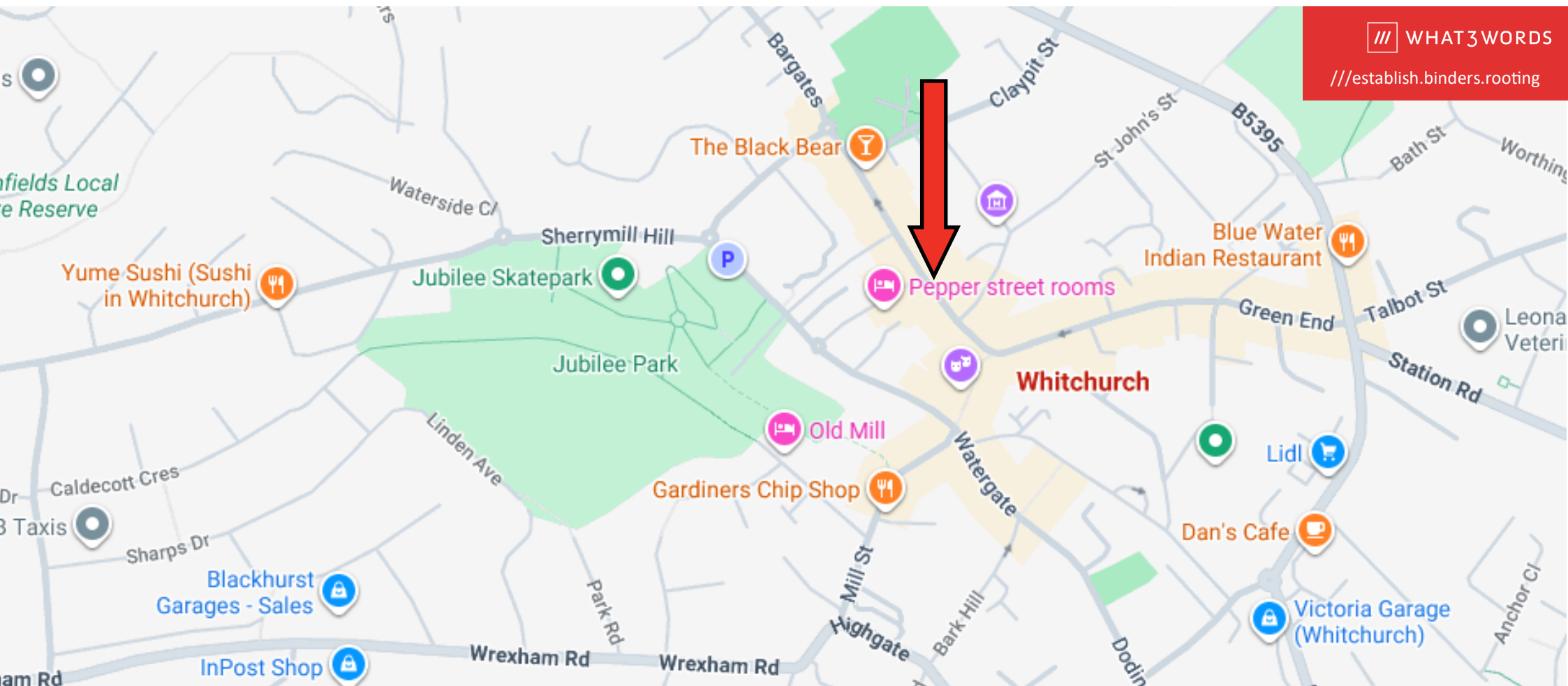
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.





Location

The property is situated on Whitchurch High Street. Whitchurch is a market town in the north of Shropshire, England. It lies 2 miles (3 km) east of the Welsh border, 2 miles south of the Cheshire border, 20 miles (30 km) north of the county town of Shrewsbury, 20 miles (30 km) south of Chester, and 15 miles (24 km) east of Wrexham. Close by occupiers include Head 2 Toe Beauty, Ralph and Rupert Ladieswear, Jane Smellie opticians, Walkers coffee and cocktail bar and Whitchurch Library. Whitchurch is also home to various eateries to include The Black Bear, Docket (Michelin Guide), Etzio and Wild Shropshire (Michelin Guide).



Contact:



Harriet Cope
07548 845167
harrietcope@legatowen.co.uk



Andy Butler
07768 880944
andybutler@legatowen.co.uk

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DATE PREPARED: **September 2025**



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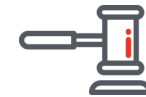
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Residential Agency



Management



Valuation



Building Surveying



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01270 621001
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