



# WELLS MCFARLANE

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## INVESTMENT SALE

36-37 PRIDE HILL & 23 BUTCHERS ROW, SHREWSBURY, SY1 1DN

- PRIME TOWN CENTRE LOCATION
- TRADING CAPITAL OF SHROPSHIRE
- GRADE II LISTED BUILDING
- £71,000 PER ANNUM PASSING RENT

# Shrewsbury Key Data

- Shrewsbury is the County Town of Shropshire. Known for its many independent cafes and shops, the centre defies UK trends and continues to have a strong base for retail and commercial, with footfall and occupancy rates both exceeding national averages.
- An award-winning market, high quality schools and sweeping views make it an attractive location with the town recognised as one of the best and healthiest towns to live in the UK.
- Growing advances in infrastructure connecting Shrewsbury to the West Midlands and further north, the town centre has significant potential.



84,199 people  
within a 10  
minute drive



109,214 people  
within a 20  
minute drive



193,271 people  
within a 30  
minute drive

Shrewsbury is strategically situated at the intersection of A49 from the South of Wales and the A5 leading to the North of Wales and the M54 leading to Telford and Birmingham/West Midlands. The town is located 45 miles northwest of Birmingham, 41 miles south of Chester and 15 miles west of Telford.



## Local Area

- The Properties are situated in the most prominent retailing location in Shrewsbury. The prime retail area is the pedestrianised Pride Hill and Mardol Head which naturally draws in footfall from the High Street.
- In late 2024 Shrewsbury was named as having the best High Street in Britain for shopping.
- The Town Centre is enhanced by the Darwin Shopping Centre, which is owned and maintained by Shropshire Council.
- Further commercial growth is expected due to the new 28 acre site on the south side of Shrewsbury, as it is set to become Shropshire's premier business park.



### Nearby Occupiers

Marks & Spencer

French Connection

Pandora

Primark

H & M

Boots

Costa Coffee

JD Sports

F. Hinds

Blacks

Pret A Manger

WHSmith



# Proposal

- 36-37 Pride Hill and 23 Butchers Row comprises of 3 Freehold properties measuring 5332 Net Internal Area (NIA) / 5921 Gross Internal Area (GIA) .
- Total passing Rent £71,000 per annum.
- Nationally recognised Tenants offering a strong Tenant covenant.
- Offers are invited for our Clients freehold interest in excess of £1,000,000( One Million Pounds). An acquisition at this level would reflect a gross yield of 7.1% at a capital value of £187.55 per square foot on a Net Internal Area basis.



## Tenancy Schedule

Tenant	Unit	Size sq. ft (NIA)	ITZA sq. ft	ITZA Rent	Start Date	Term	Break Date	Rent Review	Expiry	Passing Rent
EE Limited	36-37 Pride Hill	2397 sq. ft	866 sq. ft	£60.62	29/09/2021	5 Years	No Break	No Review	28/09/2026	£52,500 Per Annum
Pride Hill Dental Surgery	23 Butchers Row 1st Floor	1455 sq. ft	n/a	n/a	14/06/2017	15 Years	3-Yearly	5-Yearly	13/06/2032	£10,500 Per Annum
Optical Express Limited	23 Butchers Row 2nd Floor	1480 sq. ft	n/a	n/a	30/07/2021	5 Years	No Break	No Review	29/07/2026	£8,000 Per Annum

## Tenant Covenant -EE Limited

EE Limited is a prominent British telecommunications company offering a range of services, including mobile and fixed-line telephony, broadband internet, and digital television. Established in 2010 through the merger of Orange UK and T-Mobile UK, it became the UK's first provider to launch a 4G mobile network in 2012. In 2016, EE was acquired by BT Group and now operates as a brand within BT Consumer

EE operates approximately 550 retail stores across the United Kingdom, providing customers with in-person support, device purchases, contract renewals, and troubleshooting services.



	31/03/2024	31/03/2023
Turnover	£7,169,000,000	£6,913,000,000
Pre Tax Profit	£1,405,000,000	£1,771,000,000
Net Assets	£8,614,000,000	£8,570,000,000



# Tenant Covenant - Pride Hill Dental Surgery

Pride Hill Dental Surgery is a well-established and reputable dental practice situated in the heart of Shrewsbury, providing high-quality dental care. The practice is dedicated to offering a wide range of private dental treatments, tailored to meet the diverse needs of its patients.

The practice is led by an experienced dental professional who qualified from University College London in 1990 and has been actively practicing general dentistry for over three decades. With a passion for providing exceptional oral healthcare, whom founded Pride Hill Dental Surgery in 2001.



# Tenant Covenant - Optical Express Limited

Optical Express, founded in 1991, is a leading provider of eye care services in the UK and Europe, specialising in laser eye surgery, lens replacement surgery, cataract treatment, and general optometry services. The company operates numerous clinics across the UK and other countries, offering eye tests, prescription glasses, contact lenses, and advanced vision correction procedures.

Optical Express operates over 130 clinics across the United Kingdom, Ireland, Germany, and Croatia, establishing itself as a leading provider of eye care services in these areas

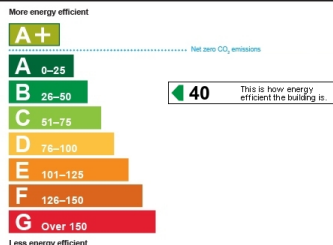


	30/12/2023	30/12/2022
Turnover	£93,184,000	£109,098,000
Pre Tax Profit	£13,977,000	£27,101,000
Net Assets	£48,924,000	£38,189,000



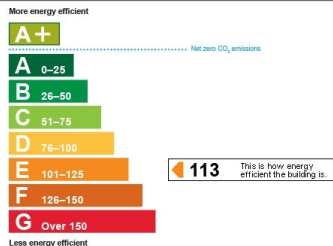
## Further Information

### Energy Performance Asset Rating



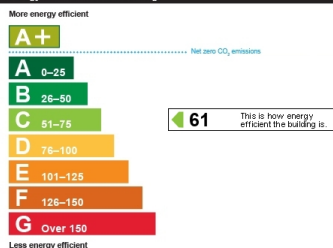
**EPC 36-37 Pride Hill, Shrewsbury**

### Energy Performance Asset Rating



**EPC 1st Floor Butchers Row, Shrewsbury**

### Energy Performance Asset Rating



**EPC 2nd Floor, Butchers Row, Shrewsbury**

### AML

The successful bidder will be required to satisfy the usual AML requirements when the memorandum of sale is agreed. Two forms of ID and proof of funds will also be required.

### VAT

This property is elected for VAT and anticipate the sale will be undertaken as a Transfer of a Going Concern(TOGC).

### LEGAL COSTS

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

### VIEWINGS

Viewings to be accompanied by a Wells McFarlane staff member only.

### CONTACT

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