



TO LET - RETAIL

**UNIT 7, SUTTON FARM SHOPPING PARADE, TILSTOCK CRESCENT,
SHREWSBURY, SY2 6HW**

RENT

■ £25,000 per annum

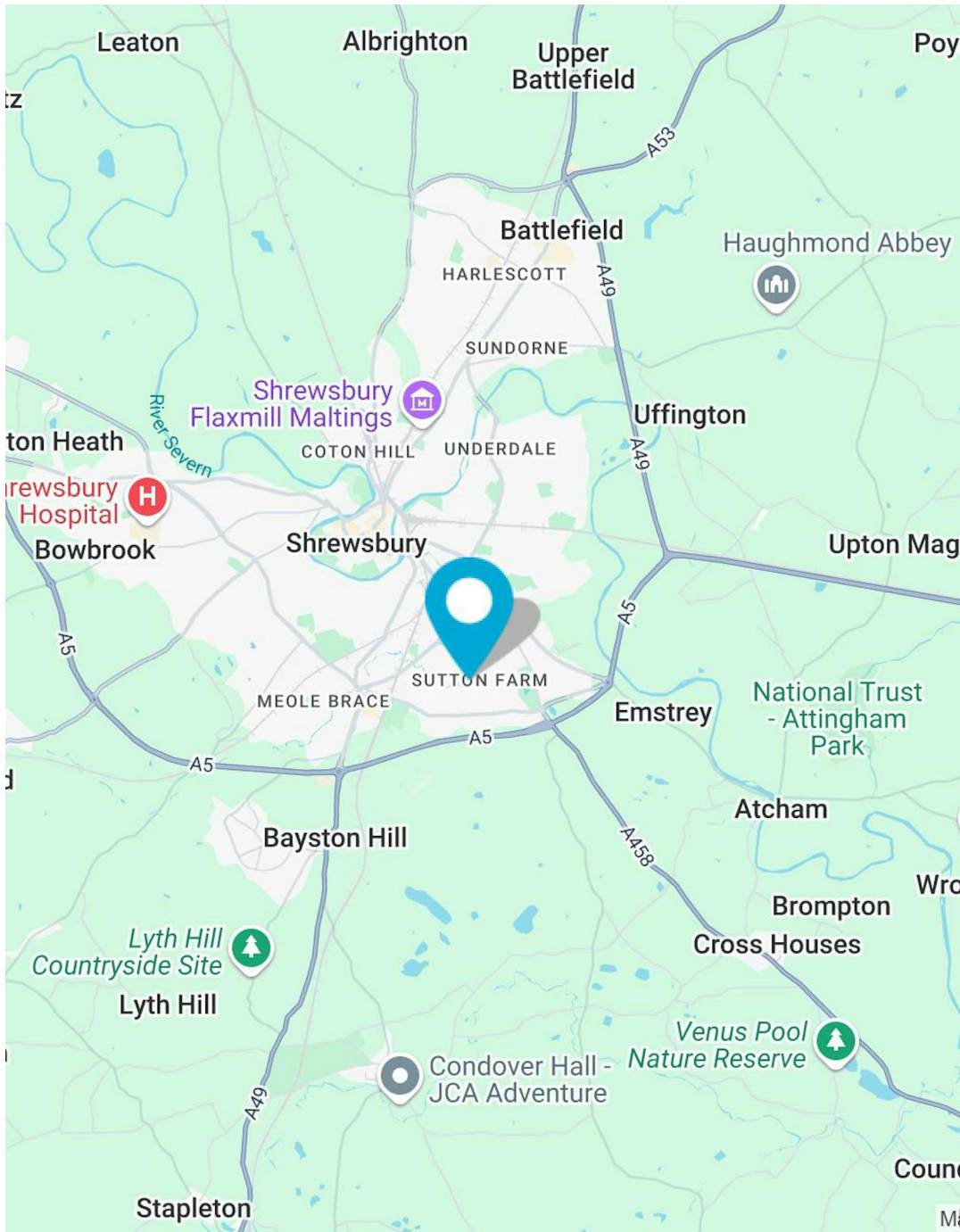
KEY POINTS

- Prominently located lock up shop unit located at the front of the Sutton Farm Shopping Centre
- Total Net Internal Sales Area 972 ft sq (90.29 m sq) with ancillary accommodation
- Suitable for a variety of uses
- Generous provision of car parking



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01743 450 700



LOCATION

The property is prominently located within the popular Sutton Farm Shopping Centre. The shopping centre occupies a prominent position located at the junction of Sutton Road with Tilstock Crescent. The property is located within an area that has seen significant recent new build residential development in the area along Oteley Road.

The property is located at the front of the shopping parade fronting onto Tilstock Crescent. Other occupiers within the parade include Sutton Farm Butchers, Co-op, Sheila's Salon and Raw and Pure.

Sutton Farm is a pleasant densely populated residential area approximately 2 miles east of Shrewsbury Town Centre.

Shrewsbury is a market town and civil parish in Shropshire, England. It is sited on the River Severn, 33 miles (53 km) northwest of Wolverhampton, 15 miles (24 km) west of Telford, 31 miles (50 km) southeast of Wrexham and 53 miles (85 km) north of Hereford. At the 2021 census, the parish had a population of 76,782. It is the county town of the ceremonial county of Shropshire.

ACCOMMODATION

NAME	SQ FT	SQ M
Ground - Sales Area	972	90.30
Ground - Lobby	47	4.37
Ground - Staffroom	33	3.07



DESCRIPTION

The property comprises of a ground floor lock up shop unit that is arranged to provide a Total Net Sales Area of approximately 972 ft sq (90.29 m sq) and ancillary accommodation including a staffroom and disabled toilet. The property has a large dual frontage glazed shop front and the property has a suspended ceiling.

The property forms part of a shopping parade that benefits from generous car parking to the front and rear of the parade. The property would lend itself to a variety of commercial uses.





TENURE

The property is offered to let on a new lease for a length of term by negotiation. The lease is granted on Tenants Full Repairing and Insuring Terms subject to service charge provisions (further details from the letting agents upon request) and there will be rent reviews at three yearly intervals.

PLANNING

The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order 1987. The property would lend itself to a variety of potential uses.

SERVICES

(not tested at the time of inspection)
Mains water, electricity and drainage are understood to be connected to the property.

RENT

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VAT

Applicable. The property is understood to be elected for VAT and therefore VAT will be charged on the rent.

RATES

On Application

LEGAL COSTS

Ingoing tenant is liable for both parties legal costs. The incoming tenant is to be responsible for the landlords legal costs in the granting of the lease

EPC

C (63)

CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

JAMES EVANS

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