

TO LET

Unit 4, Sutton Farm Shopping Centre, Shrewsbury

Lock-up Shop - Immediately Available

Hartnell
TaylorCook

Contact

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LOCATION

The property is located at Sutton Farm Shopping Centre in Shrewsbury. With a population of 70,000, Shrewsbury is a large market town in the county of Shropshire. The town is situated on the River Severn and is around 30 miles south of Wrexham and 48 miles east of Birmingham. Shrewsbury is 9 miles east of the Welsh Border and serves as the commercial centre for Shropshire and mid-Wales, with a retail output of over £299 million per year.

Sutton Farm is a neighbourhood parade location within a densely populated residential area approximately 2 miles east of Shrewsbury town centre. The centre is prominently positioned fronting onto Tilstock Crescent and Sutton Road and serves a wider catchment area. The scheme is anchored by **Co-op Food** and other occupiers include **Barnardo's**, **Agape Home Care**, a butchers, salon and fish bar.

DESCRIPTION

The unit is a ground floor retail unit with rear servicing and a flat above (not included within the demise). The demise provides the following approximate areas:

Net Internal Area 71 sq m 764 sq ft

TENURE

The property is currently held on a lease expiring 18/12/2023.

BUSINESS RATES

TBC.

EPC

TBC.

RENT

£11,500 per annum exclusive.

PLANNING

The unit has permitted use within Use Class E (commercial, business and service).

LEGAL COSTS

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

VIEWINGS

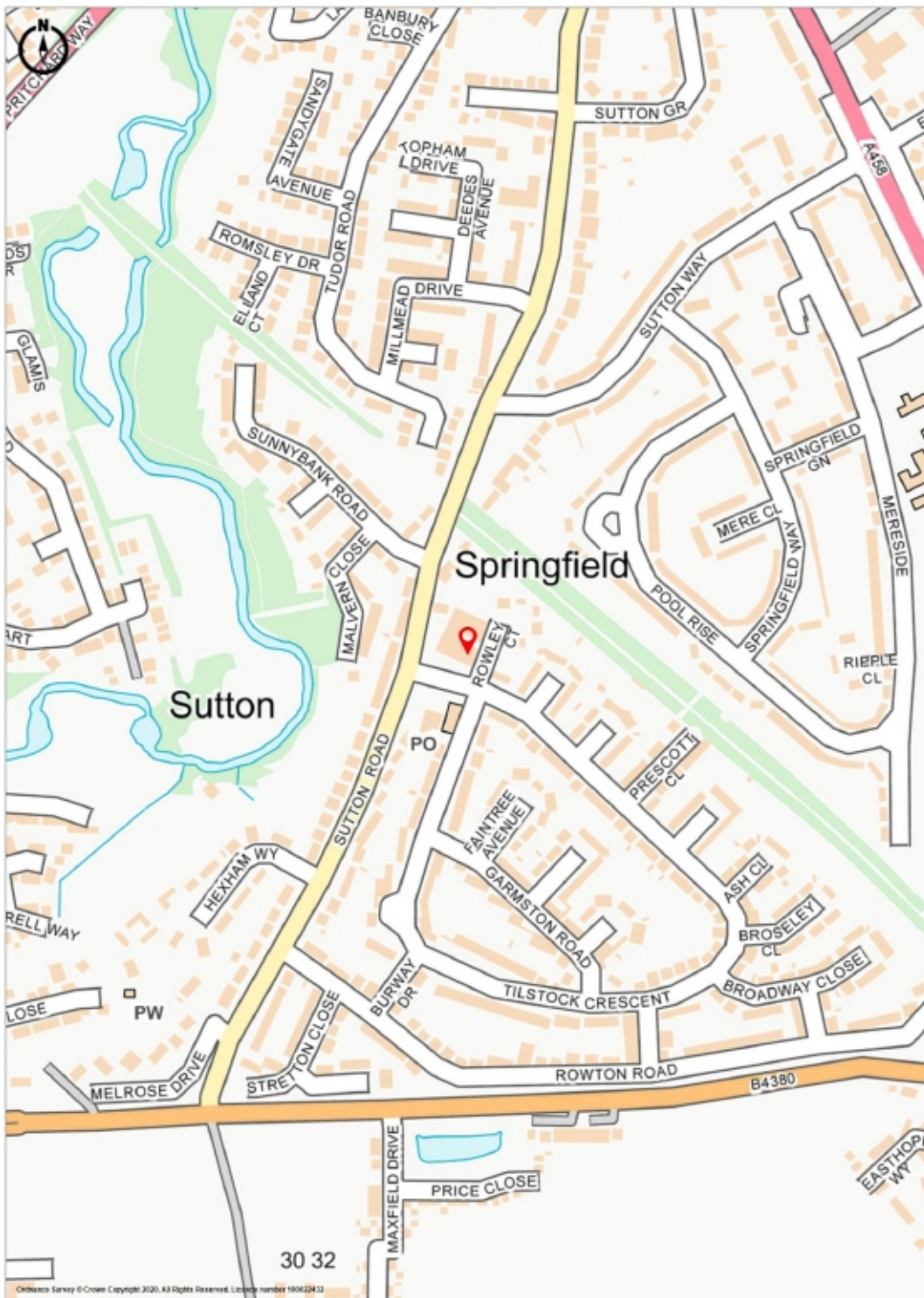
For further information or to arrange a viewing, please contact the above.

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Promapv2
LAND MARK INFORMATION

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Plotted Scale - 1:6500. Paper Size - A4

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SUBJECT TO CONTRACT

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