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TO LET

RETAIL UNIT/A3 FOOD & DRINK PREMISES

**10 GREEN END
WHITCHURCH
SHROPSHIRE
SY13 1AA**

3,189 sqft (296 sqm) plus first floor

Planning for A3 (food and drink) use

Adjacent to Bredwood Arcade connecting Tesco and car parking at Green End

Extensive High Street frontage. Adjacent W H Smith

May split

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INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

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LOCATION

The property occupies a prominent position in Green End, Whitchurch Town Centre, close to the popular Bredwood Arcade which links Tesco and the adjoining Town Centre Car Park with Green End.

Nearby occupiers include Superdrug, Cooperative Travel and W H Smith.

Whitchurch is a north Shropshire market town with a population in the order of 10,000. The Town offers a variety of free public car parking and excellent access links provided to Shropshire, Cheshire and North Wales.

Whitchurch is approximately 20 miles from both the Country Town of Shrewsbury and Chester with access via the A49 and A41 respectively. Wrexham is approximately 15 miles to the west.

DESCRIPTION

The property provides a large ground floor retail area with ancillary stores above.

The unit is fitted with a suspended ceiling and inset lighting with a tiled floor.

There is extensive glazed frontage to Green End with two doors and the Landlord will consider letting as a whole or in parts.

ACCOMMODATION:

Current availability:

	Sq ft	Sq m
Ground Floor	3,189	296
First Floor	<u>463</u>	<u>43</u>
Total Net Internal Floor Area	3,652	339

RENT/LEASE TERMS:

£32,500 per annum exclusive.

SERVICES

We understand that mains electric, water and drainage are connected.

LEGAL COSTS

The ingoing occupier will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

PLANNING

Interested parties are advised to make their own enquiries with Shropshire Council on 0345 678 9000. Planning consent obtained for A3 (food and drink) use. Ref: 19/01180/COU.

VAT

All figures quoted are subject to VAT at the prevailing rate.

EPC

The property has been awarded an EPC Rating of C70.

RATES

We understand from the Valuation Office website that the following Rateable Value is applicable;

£38,000 (2018/19)

Interested parties should enquire to the local Authority Shropshire Council, to confirm their specific liability on 0345 678 9000.

WEBSITE

Aerial photography and further information is available at bulleysbradury.co.uk/10greenend

VIEWING

Strictly by the prior appointment with the agents Bulleys Bradbury at their Telford Office on 01952 292233.

Details amended 06/19.





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



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