

Retail and Leisure



PHASE II

TELFORD - New District Centre, Shawbirch Roundabout, TF1 6DA

RETAIL UNITS TO LET

LOCATION

The site is situated on the northern side of Telford in the suburb known as Apley and approximately 5 miles from Telford town centre.

The site fronts the Shawbirch Roundabout, approximately 1 mile north of the Telford Princess Royal Hospital and fronts the A442/A5223 road, one of the main arterial routes into Telford town centre from the north.

DESCRIPTION

The District Centre forms part of a larger redevelopment of a former industrial complex and outlined planning permission has been secured for approximately 400 new homes together with District Centre. Phase I of the residential development will be developed by Pickstock Homes.

The drive-thru element is to be occupied by Costa and the retail scheme to be anchored by The Midcounties Co-Operative.

TERMS

The units are available by way of new FRI leases at a rent of **£22,500 per annum**.

ACCOMMODATION

The units will be constructed to shell specification with the following approximate areas:-

Unit 1 - U/O to Midcounties Co-Operative	4,000 sq ft
Unit 2	1,000 sq ft
Unit 3	1,000 sq ft
Unit 4	1,000 sq ft
Unit 5	1,000 sq ft
Unit 6 - In discussions	1,100 sq ft

There may be the potential to combine units to suit individual occupiers needs - please contact the agents for further information.

TIMING

A detailed planning application has been submitted and due to be determined imminently with an anticipated start on site Autumn 2018 with handover late summer 2019.

For more information, please contact:

James Lutton

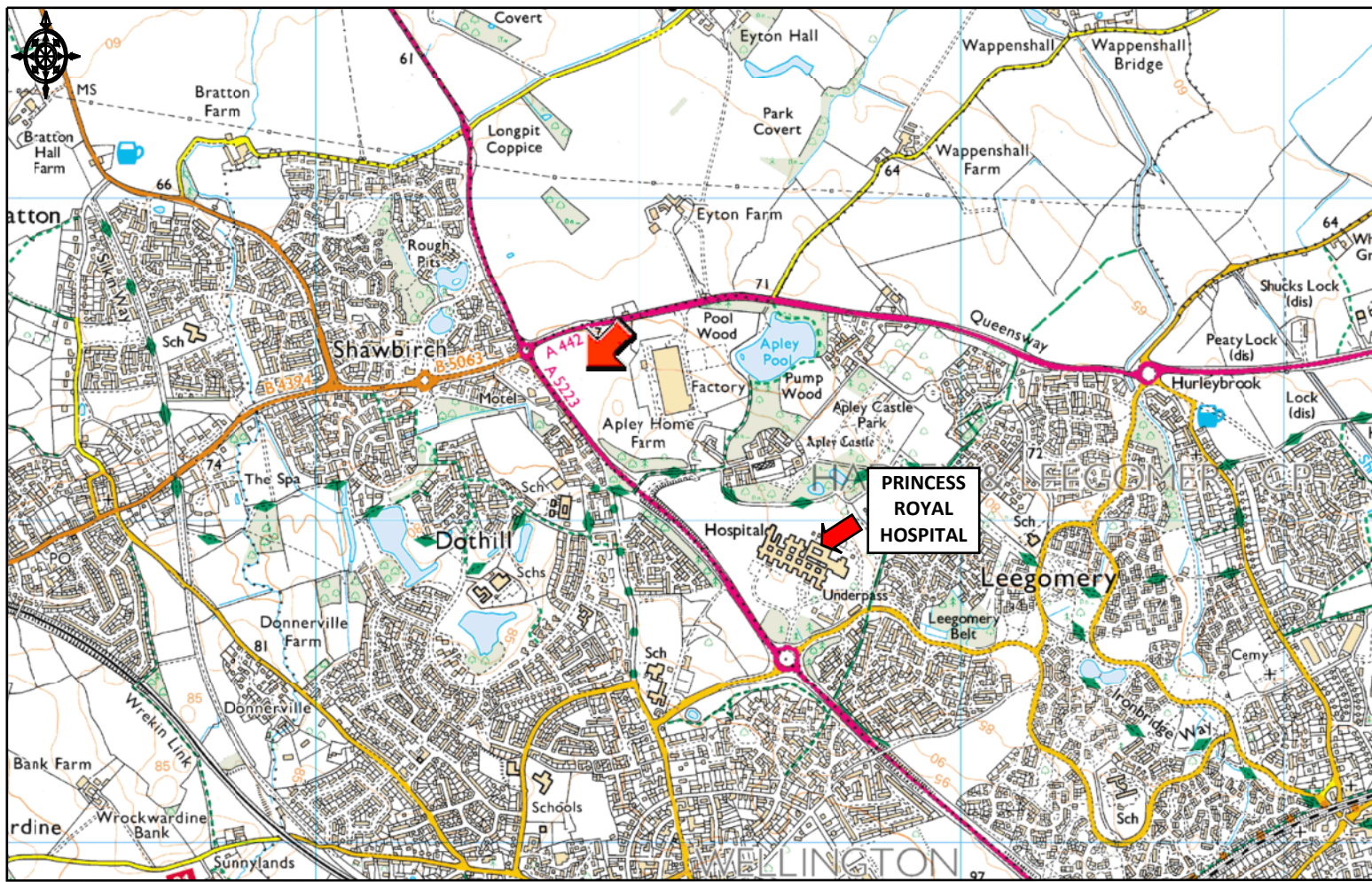
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Sandy Ratcliffe

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ASSESSMENTS

The units will have to be assessed for rating purposes upon completion of the development - interested parties are advised to make their own enquiries to Telford Council - 01952 380000

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be provided upon completion of works.

PHOTOGRAPHS AND PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

VAT

Prices, outgoings and rentals are liable to VAT.

VIEWING

Through the sole agents Legat Owen:-

James Lutton
01244 408244 / Jameslutton@legatowen.co.uk

Sandy Ractliffe
01244 408240 / sandyratcliffe@legatowen.co.uk



SUBJECT TO CONTRACT JLJW09082018

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RESIDENTIAL/COMMERCIAL PHASING PLAN

