



JOHNSON FELLOWS

CHARTERED SURVEYORS

Shrewsbury, Unit 10 & Flat 5 Sutton Farm Shopping Centre, Tilstock Crescent, SY2 2HH

Retail Unit – To Let



LOCATION

The subject premises are situated within a neighbourhood parade location known as Sutton Farm, a densely populated residential area approximately 2 miles east of Shrewsbury town centre. The centre occupies a prominent position fronting onto Tilstock Crescent/Sutton Road and serves a wide catchment area.

Shrewsbury is the county town of Shropshire with a borough population of about 90,000 and a substantial catchment extending into mid Wales. The development is anchored by **Co-Op** and other occupiers include **Sheil Hair Salon, Barnardo's, Agape Home Care, Sutton Farm Butchers, Sutton Farm Co-Op Funeral** and **Shrewsbury Fish Bar**.

DESCRIPTION

The accommodation comprises a former ground floor convenience store together with self contained 2 bedroom residential flat.

ACCOMMODATION

Ground Floor Sales NIA	248.37 sq m	2,673 sq ft
Rear Warehouse	51.34 sq m	553 sq ft
2 bedroom flat		

TENURE

The property is held by way of an existing lease expiring 23rd June 2026 at an annual rental of £31,750 per annum exclusive.

The lease benefits from residential income currently generated from the residential flat at £380 pcm. The net rent after residential rents received is therefore **£27,190 per annum**.

There is currently an outstanding rent review with effect from 24th June 2016.

RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value £46,500

Interested parties should verify this information with the local rating authority.

EPC

Available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs.

USE

The premises will not be permitted to be used for convenience food retail or associated products.

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

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