

ON THE INSTRUCTIONS OF **TESCO** PREMISES TO LET

UNIT 1, HARLESCOTT LANE, SHREWSBURY, SY1 3AH



LOCATION

Shrewsbury is a market town with a population of circa 72,000 and lies approximately 11 miles to the west of Telford. The premises are situated approximately 2 miles north of the town centre and are adjacent to a recently developed Tesco Extra with associated car parking and petrol filling station. Occupiers immediately adjacent include Barclays Bank, Lloyd's Bank, HSBC and Henry Lees Solicitors. Opposite is a Lidl and William Hill.

ACCOMMODATION

The premises provide accommodation arranged over ground and first floor with on road car parking to the front and rear. The unit provides the following net internal floor areas:

Ground Floor	1,442 sq ft	(133.96 sqm)
First Floor	330 sq ft	(30.65 sqm)
Approx Total	1,772 sq ft	(164.61 sqm)

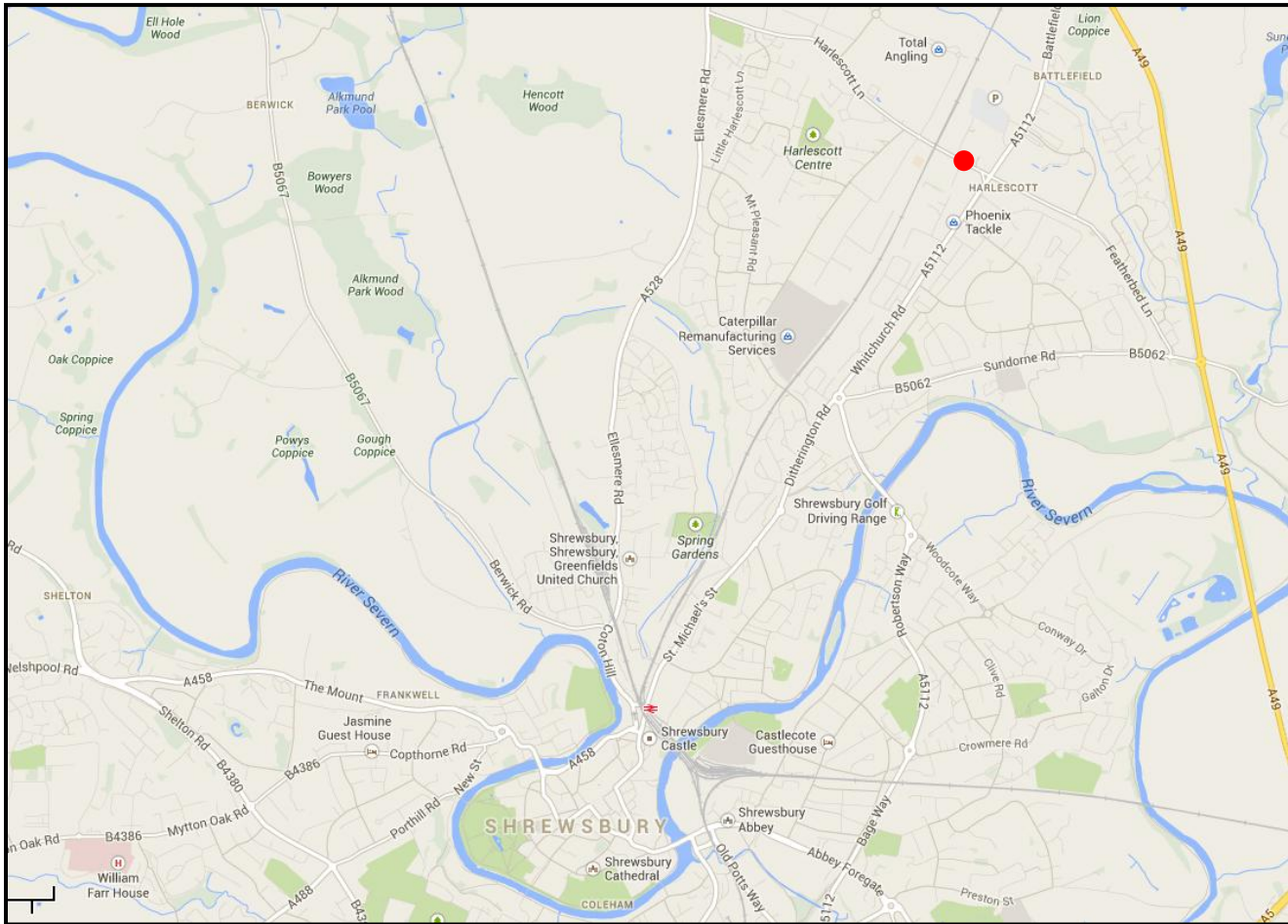
TERMS

The unit is available by way of a new full repairing and insuring lease, for a term to be agreed, at a quoting rent of £18,000 per annum, exclusive of rates, service charge and VAT. Leases are to be taken out with the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

VAT

All prices and rents are quoted exclusive of, but may be liable to VAT

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LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of 54 (Band C). A full copy of the Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment with the sole letting agents, Cheetham & Mortimer:

Contact: Barrie Cochrane
Email: bcochrane@cheetham-mortimer.com

SUBJECT TO CONTRACT

November 2013

CHEETHAM & MORTIMER.

www.cheetham-mortimer.com

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