

PROMINENT ROADSIDE RETAIL UNITS TO LET

SHREWSBURY | Units 1-7, Harlescott Lane, SY1 3AH



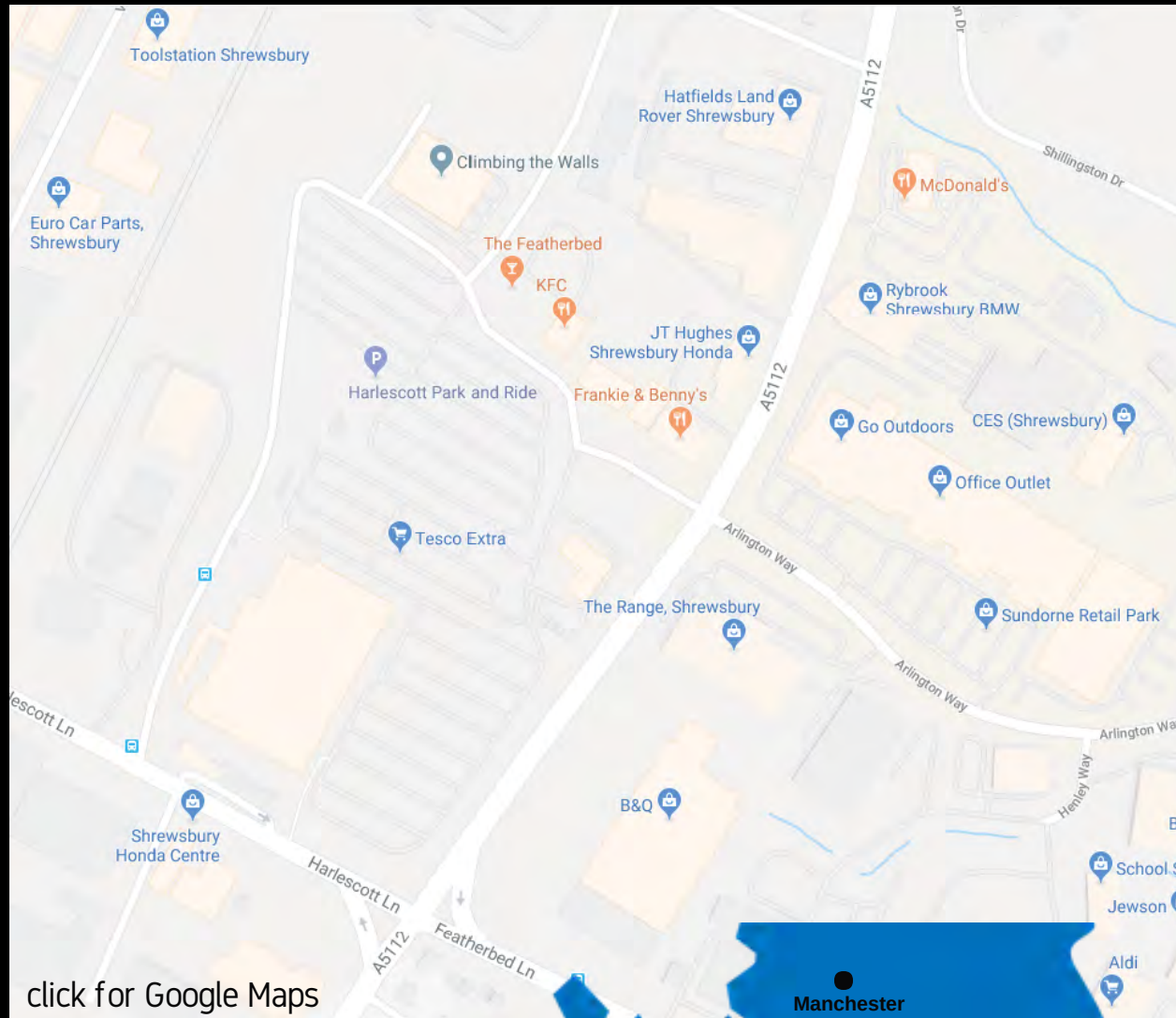
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LOCATION

Shrewsbury is a historic, market town with a population of circa 72,000. It lies approximately 11 miles to the west of Telford.

The subject parade is strategically sited 2.5 miles north of the town centre in the heart of an established business district. It fronts onto Harlescott Lane, close to the junction with the A5112. The A5112 (Battlefield Road) forms the main arterial route from the A49 and the North. The locality comprises a blend of complimentary retail, leisure and trade counter units, a park & ride facility, residential accommodation and a number of large industrial estates. It is accessed via a side pull in lay-by with on-street parking available immediately in front of the properties and further car parking to the rear.

It sits opposite a Tesco Extra Superstore, with the associated car park immediately adjacent. Lidl is also situated opposite. Further national retailers within the vicinity include B&Q, Matalan, The Range and Go Outdoors.





Within a 10 minute drive time of SY1 3AH:



**27,387
households**



**population
of 65,360**



**£3,468 total annual
convenience spend
per household**

LEASE TERMS

The units are available on new fully repairing and insuring leases for a term to be agreed. Quoting rents per annum are detailed in the below table, exclusive of rates, service charge and VAT.

UNIT	AREA	TENANT	QUOTING RENT (£ PA)	RATEABLE VALUE	EPC
Unit 1	-	Greggs	-	-	-
Unit 2-3	1,148.8 sq ft (106.73 sq m) <i>Could split to offer two units of 574 sq ft</i>	To Let	£17,500	£9,900	143 (Band F)
Unit 4-5	729.89 sq ft (67.81 sq m) <i>Could split to offer two units of 364 sq ft</i>	To Let	£15,000	£4,750	207 (Band G)
Unit 6-7		Hatchers Solicitors			
Unit 1A	Ground Floor: 1,553 (144.3 sq m) First Floor: 819 (76.1 sq m)	To Let	£20,500	£11,000	142 (Band F)

ACCOMMODATION

The units will be subject to refurbishment works, and currently provide the approximate floor areas as illustrated in the schedule.

In addition, Unit 1A has the potential to be extended to form a unit with a ground floor area of 3,000 sq ft. Unit 2-3 and unit 4-5 also have the potential to be split into two smaller units.

These reconfiguration works are subject to achieving all the necessary planning consents and permissions. There is additional parking also available to the rear of the property, conveniently located for rear access/servicing.

PLANNING

The units are available for a variety of uses, subject to achieving the necessary planning consents.

RATES

The rateable values of the properties are shown in the schedule. Interested parties are advised to verify this information via the Local Authority website (www.voa.gov.uk).

EPC

Current ratings are expected to improve following refurbishment works. Full copies of the Energy Performance Certificates are available upon request.

VAT

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

LEGAL COSTS

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

FURTHER INFORMATION

Further information is available via the sole letting agent, Cheetham & Mortimer:

Contact:
Barrie Cochrane / Katy Dean

Telephone:
0161 828 8797 / 0161 828 8781

Email:
bcochrane@cheetham-mortimer.com
kdean@cheetham-mortimer.com

**SUBJECT TO CONTRACT
JULY 2018**



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YEARS

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