

1,052 sq.ft
(97.8 sq.m)



M UNIT 7

Sutton Farm Shopping Parade
Tilstock Crescent, Shrewsbury
SY2 6HW

**RETAIL UNIT
TO LET**

LCP.
part of MCore
**02072
335255**
searchlcp.co.uk





DESCRIPTION

The property comprises of a ground floor lock up shop unit that is arranged to provide a total net sales area of approximately 972 sq.ft (90.29 sq.m) and ancillary accommodation including a staffroom and disabled toilet. The property has a large dual frontage glazed shop front and the property has a suspended ceiling.

The property forms part of a shopping parade that benefits from generous car parking to the front and rear of the parade. The property would lend itself to a variety of commercial uses.

AREAS

Ground Floor - Sales Area	972 sq.ft	(90.3 sq.m)
Ground Floor - Lobby	47 sq.ft	(4.4 sq.m)
Ground Floor - Staffroom	33 sq.ft	(3.1 sq.m)
TOTAL	1,052 sq.ft	(97.8 sq.m)

RENT

£25,000 + VAT per annum

RATEABLE VALUE

Details upon application

SERVICES

Mains water, electricity and drainage are understood to be connected to the property (Not tested at the time of inspection)

SERVICE CHARGE & INSURANCE

Further information available upon request.

PLANNING

The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order 1987. The property would lend itself to a variety of potential uses.

ENERGY PERFORMANCE

C (63)

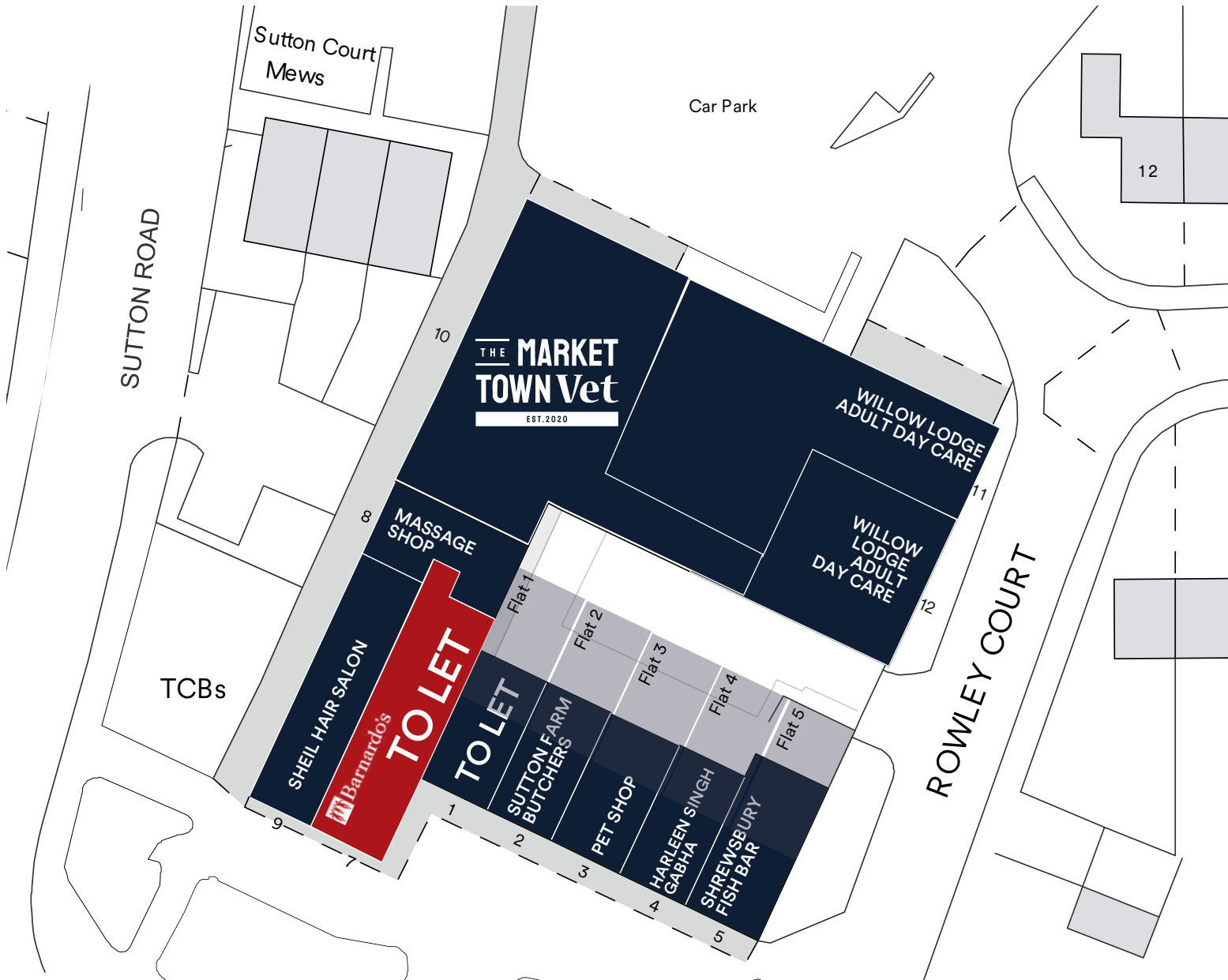
LEGAL COSTS

Each party is responsible for their own legal costs.



UNIT 7 SUTTON FARM

SITE PLAN



Viewing

Strictly via prior appointment with the appointed agents

LCP.

part of MI Core



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