

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 ft sq (90.29 m sq) 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 M/ Core



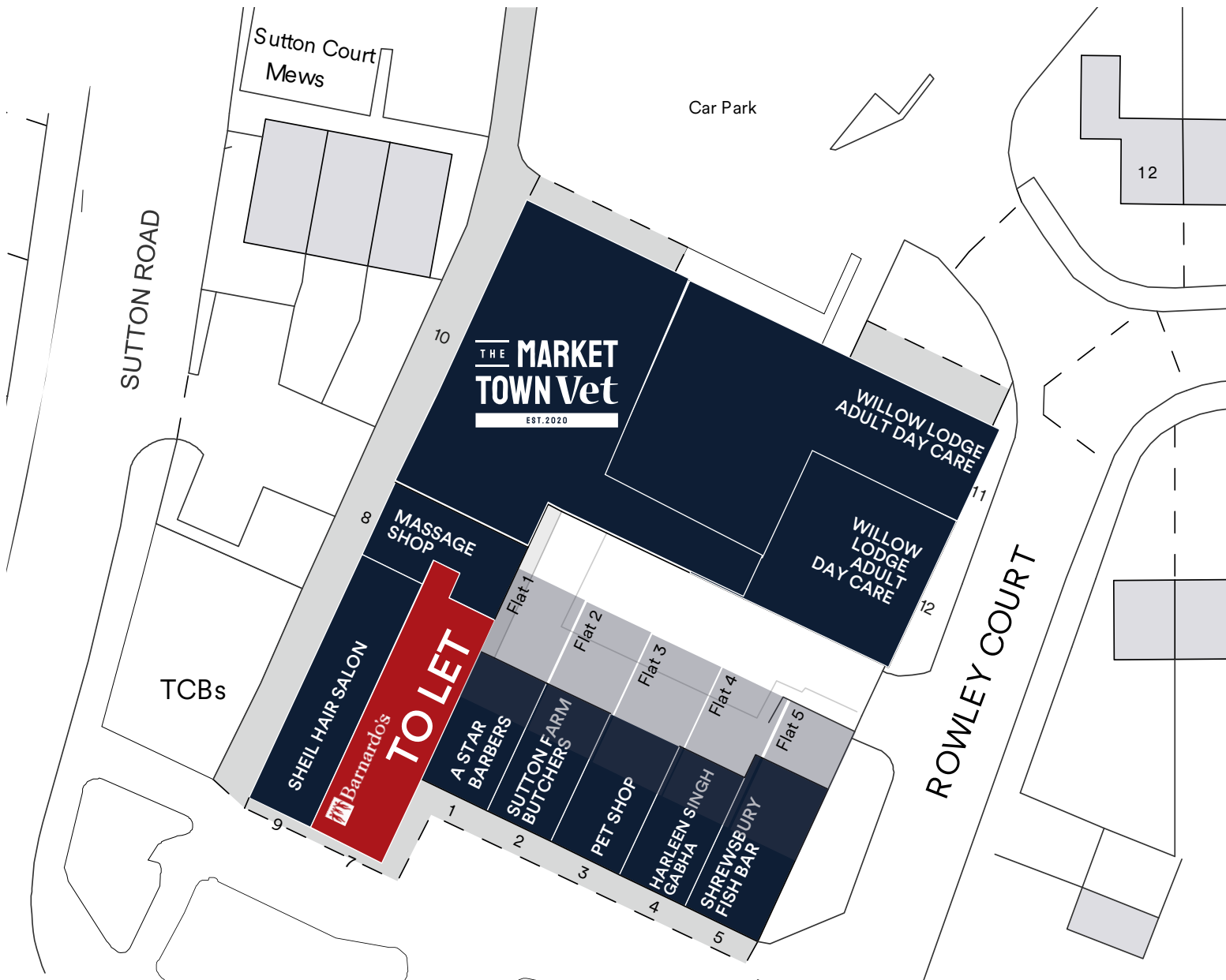
Charlie Sankey

M: 07774 650125
E: CSankey@lcpproperties.co.uk

Halls
1845
COMMERCIAL

James Evans

M: 01743 450 700
E: james.evans@halls.gb.com



MISREPRESENTATION ACT 1967 London & Cambridge Properties Limited (Company Number 02898002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of (statistical) information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.