

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)
<b>TOTAL</b>	<b>1,052 sq.ft</b>	<b>(97.8 sq.m)</b>

## 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.

## Viewing

Strictly via prior appointment  
with the appointed agents

LCP.

part of M/ Core



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