

# MY MAN CAVE BARBERS

**750 sq.ft**  
(69.7 sq.m)

OPEN



Yale

Sutton

Freshly prepared...  
Pies  
Pasties  
Cheese  
Deep Freeze  
Orders  
Welcome

**M**

**UNIT 1**

Sutton Farm Shopping Parade  
Tilstock Crescent, Shrewsbury  
SY2 6HW

**RETAIL UNIT  
TO LET**

**LCP**  
part of MCore

02072  
335255



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### DESCRIPTION

The property comprises of a ground floor lock up shop unit that is arranged to provide a total net sales area of approximately 752 sq.ft (69.7 sq.m) including a small kitchenette and toilet. The property has a large 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	750 sq.ft	(69.7 sq.m)
<b>TOTAL</b>	<b>750 sq.ft</b>	<b>(69.7 sq.m)</b>

### RENT

£15,000 + VAT per annum

### RATEABLE VALUE

£9,900

### RATES PAYABLE

£4,940.10 per annum

### 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 (75)

### 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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