



UNIT 1

Sutton Farm Shopping Parade Tilstock Crescent, Shrewsbury SY2 6HW RETAIL UNIT TO LET



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UNIT 1 SUTTON FARM







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

TOTAL	750 sq.ft	(69.7 sq.m)
Ground Floor - Sales Area	750 sq.ft	(69.7 sq.m)

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)

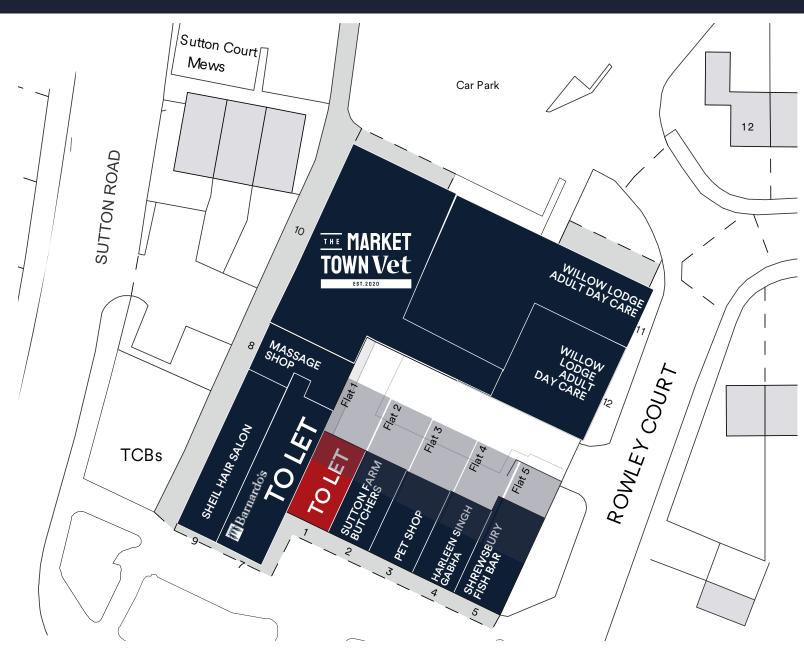
LEGAL COSTS

Each party is responsible for their own legal costs.

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SITE PLAN





Viewing

Strictly via prior appointment with the appointed agents





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