

TO LET

TSR

TOWLER SHAW ROBERTS

MODERN RETAIL PREMISES IN POPULAR NEIGHBOURHOOD SHOPPING AREA



**UNIT 2D KENDAL COURT
KENDAL ROAD
SHREWSBURY
SHROPSHIRE
SY1 4EW**

- Ground floor retail lock-up unit extending to approx. 901 sqft (83.71 sqm).
- Forming part of comprehensive local shopping area including Wickes, Morrisons, Paperwrite and Convenient Carpets.
- Off street car parking to the front of the unit.
- Available on a new Lease. Rent: **£16,000** per annum exclusive

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The retail unit is situated on Kendal Road in Harlescott, a popular suburb of Shrewsbury approximately 2 miles north-east of the Town Centre. Kendal Road leads directly off Whitchurch Road (A5112) which provides access to Centurion Trade Park with excellent access to the A5 bypass, A49 and M54 motorway. Occupiers in the immediate vicinity include including Wickes, Paperwrite, Convenient Carpets and a range of other independent retailers

Description

The unit comprises an attractive ground floor lock up shop premises with a large display frontage, separate store, kitchenette and WC. The premises are well appointed and are considered suitable for a variety of retail uses (subject to the Landlord's approval).

Accommodation

| | |
|--------------------------|---------------------------------------|
| Frontage: | - approx. 25'11" (7.90m) |
| Return Frontage (x2) | - approx. 30'7" (9.31m) |
| Shop Depth: | - approx. 41'2" (12.55m) |
| Kitchenette | |
| Separate WC | |
| Total Sales Area: | - approx. 901 sqft (83.71 sqm) |

Services (Not checked or tested)

Mains water, electricity and drainage services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The premises are available To Let on a new Tenant's full repairing and insuring Lease on a 3 year term or multiples thereof, subject to 3 yearly upward only rent reviews.

Rent

£16,000 per annum exclusive payable quarterly in advance.

Service Charge

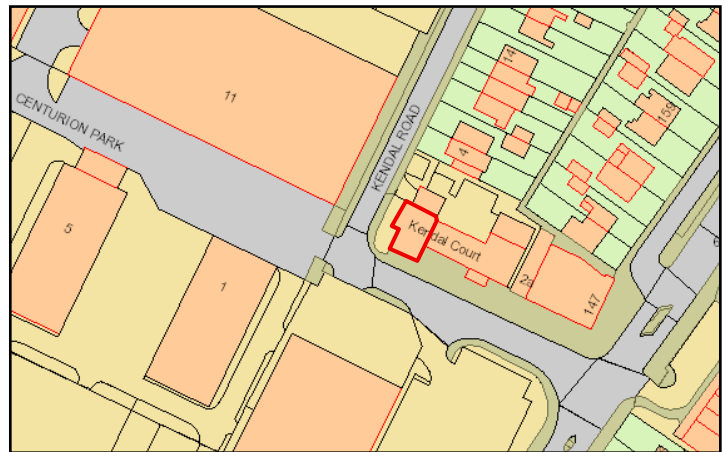
In addition to the rent the Tenant is required to pay a contribution towards the maintenance and upkeep of the communal areas of the Shopping Centre by way of a service charge. Further details are available on request from the Letting Agents.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Shop and premises
Rateable Value – £10,000

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.



For Reference Only

Not to Scale

Energy Performance Certificate

To Be Confirmed.

Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. TEL: 0345 678 9000.

Legal Costs

The incoming Tenant will be responsible for the Landlord's reasonable Legal costs in connection with the assignment of the lease.

VAT

All costs/prices are exclusive of, but subject to, VAT at the prevailing rate. It is understood that the Landlord has not elected to charge VAT on the property at the present time, but reserves the right to do so in future.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by prior appointment with the sole Letting Agents Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

October 2025

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

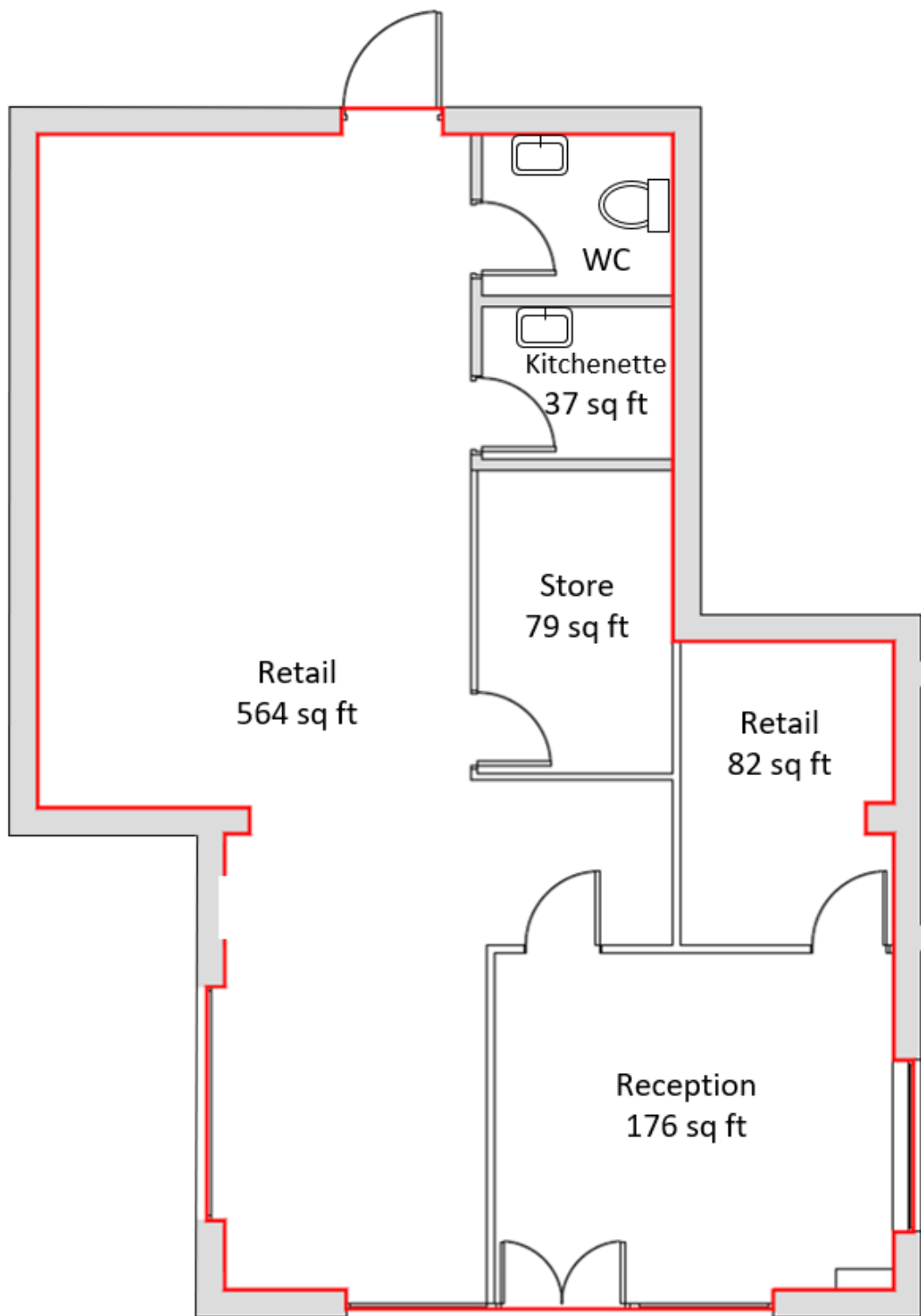
4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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Misrepresentation Act 1967

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- (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy,
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