



To Let: Unit 6 Smithfield Shopping Centre

Brownlow Street | Whitchurch | SY13 1QW





For Rent - Prominent Ground Floor Retail Opportunity in the Heart of Whitchurch

This well located ground floor lock-up shop unit provides an opportunity for occupiers seeking a highly visible and flexible commercial space. Situated within a popular shopping centre serving the town of Whitchurch, the property benefits from strong footfall and is suitable for a variety of uses, subject to statutory consents.

The unit offers a Total Net Internal Floor Area of Approximately 881 sq ft (81.85 sq m) and benefits from generous on-site car parking. Available to let at a rent of £15,500 per annum, the property offers an attractive opportunity for businesses looking to establish a presence in this retail location.

Unit 6, Smithfield Shopping Centre

The property comprises of a lock up shop unit with a fully glazed shop front providing a Total Net Internal Floor Area of Approximately 881 sqft (81.84 sq metres.) and ancillary accommodation.

The property is of traditional construction and benefits from a disabled toilet and a kitchenette. The shopping centre benefits from a generous provision of car parking and a delivery yard at the rear of the property.





Key Details

Rateable Value

Current Rateable Value = £15,500

Rent

£16,000 per annum (Sixteen Thousand Pounds) (exclusive).

EPC

Upon Enquiry.

Legal Costs

The incoming tenant is to be responsible for the landlords legal costs in the granting of the lease.

VAT

The property is understood to be elected for VAT. Therefore, VAT will be payable on the rent.

Local Authority

Shropshire Council, Guildhall
Frankwell Quay
Shrewsbury, SY3 8FT

 0345 678 9000

 <https://next.shropshire.gov.uk/>

Tenure

The property is offered to let on a Tenants Full Repairing and Insuring lease for a length of term by negotiation with rent reviews at 3 yearly intervals.

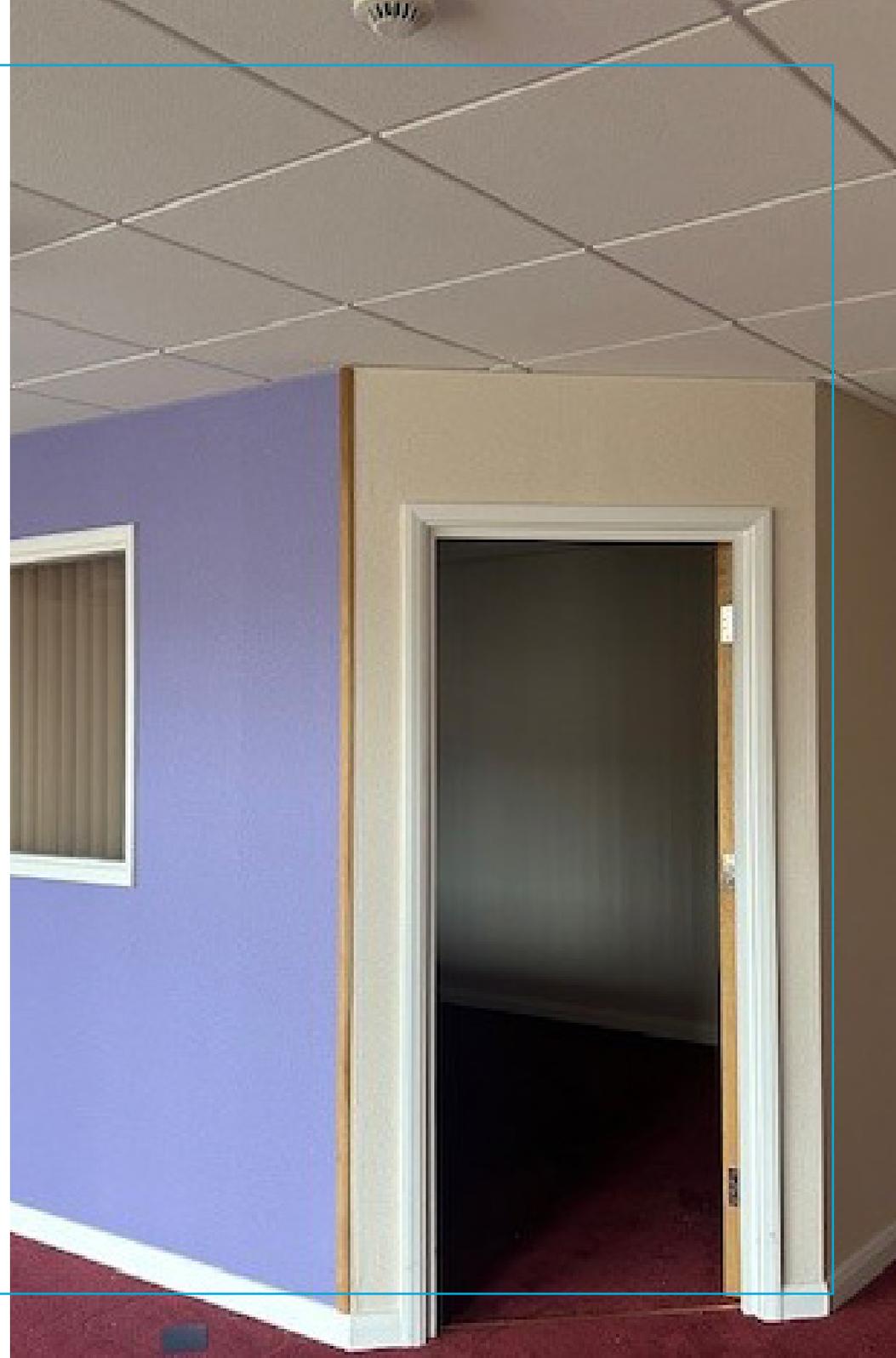
Services

(Not tested at the time of our inspection) We understand that mains water, drainage and electricity are connected to the property.

Planning

Interested parties should make their own enquires. The property is understood to benefit from planning for retail use falling within Class E. The property would lend itself to a variety of uses, subject to statutory consent.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.



Halls

Viewing is strictly by prior arrangement with the letting agents.
For more information or to arrange a viewing please contact:

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 james.evans@hallsgb.com

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 simon.cullupsmith@hallsgb.com

Commercial Department

 01743 450 700

 commercialmarketing@hallsgb.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

