TO LET

TSR
TOWLER SHAW ROBERTS

MODERN END OF TERRACE RETAIL UNIT WITHIN POPULAR RETAIL SHOPPING CENTRE



UNIT 13
BADDELEY COURT
NEWPORT
SHROPSHIRE
TF10 7AD

- Spacious ground floor retail unit extending to approx. 2,294 sqft (213.11 sqm) with generous on-site car parking.
- Versatile open plan accommodation suitable for a variety of uses, subject to planning.
- Occupying a convenient town centre location within the Baddeley Court Shopping Centre, home to a range of national and regional occupiers just off the main High Street.
- Available To Let on a new Lease. Rent: **£39,500** per annum exclusive

Call **01743 243900**
www.tsrsurveyors.co.uk

Location

The property is located within the popular Baddeley Court Shopping Centre, a high-quality development which is now home to a range of national occupiers such as: Peacocks, Card factory and Specsavers

Baddeley Court is located just off the High Street in the centre of Newport, a busy and popular Market Town within the Telford and Wrekin conurbation, situated approximately 6 miles north of Telford, 25 miles north east of Shrewsbury and 10 miles north of the M54 motorway.

The town supports a range of national and independent retailers and is close to the world-renowned Harper Adams University supporting in excess of 4,000 students. On the fringe of the town centre is the new Newport Innovation Park which will provide a wealth of job opportunities as well as attracting inward investment to the local area.

Description

The premises comprises a modern end of terrace retail unit forming part of this modern retail shopping parade, extending to approx. 2,294 sqft (213.11 sqm). The property also has the benefit of generous forecourt car parking serving the shopping parade.

The retail unit provides versatile open plan accommodation and is deemed suitable for a variety of uses, subject to planning.

Accommodation

	SQFT	SQM
Retail/Commercial Space		
TOTAL	**2,294**	**213.11**

Services (Not checked or tested)

Mains water, drainage and electricity are all 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 lease for a minimum term of 3 years or multiples thereof subject to three yearly upward only rent reviews on a Tenant's apportioned full repairing and insuring basis.

Rent

£39,500 per annum exclusive.

Service Charge

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

Energy Performance Rating

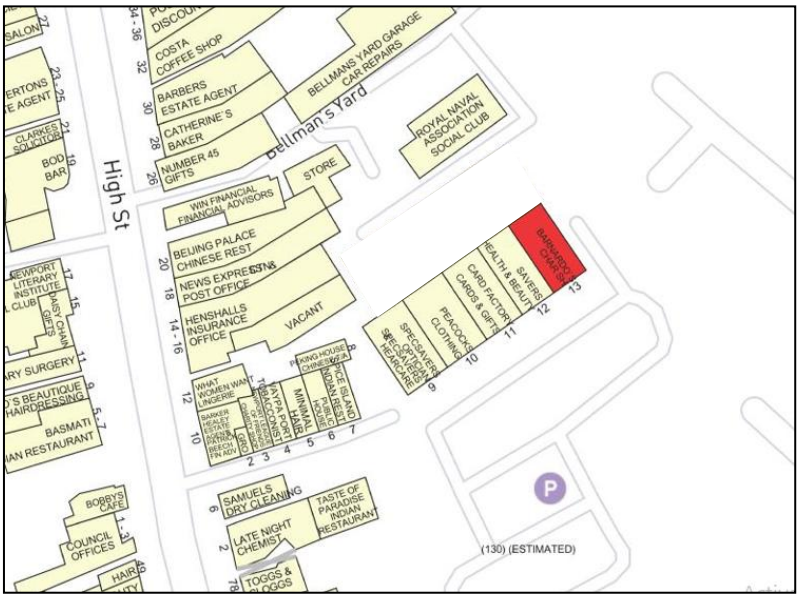
Energy Performance Rating: B31

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Retail Warehouse and premises
Rateable Value – £30,000

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 Scale: Not to Scale

Planning

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

Local Authority

Telford and Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT.

Legal Costs

Each party to bear their own legal costs incurred within the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT at the prevailing rate. It is understood that the Landlord has elected to charge VAT on the property.

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 Letting Agents Towler Shaw Roberts, Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL. Tel: 01743 243900 or joint agents Smith Price RRG, 57-61 Mortimer Street, London W1W 8HS. Tel: 020 7409 2100.

October 2025 / Amended November 2026

TSR Surveyors
Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL
Tel: 01743 243900

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE

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

Towler Shaw Roberts is a trading name of Roger Parry & Partners LLP, Registered in England and Wales, No. OC312203. Regulated by RICS.

Important Notice
"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts (or their joint agents where applicable). The property is offered subject to contract and still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, give notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts 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; (iii) no employee, consultant, member/partner or other representative of Towler Shaw Roberts/Roger Parry & Partners LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the