

TO LET
(Due to Relocation)

TSR
TOWLER SHAW ROBERTS

SPACIOUS RETAIL UNIT IN PROMINENT ROADSIDE LOCATION



**36 DITHERINGTON
ROAD
SHREWSBURY
SHROPSHIRE
SY1 4AU**

- Spacious retail premises with generous customer car parking
- Versatile accommodation extending in total to approx. 2,010 sqft (186.81 sqm) incorporating a large open plan retail area with staff facilities
- Occupying a highly visible and sought after location, fronting one of the main arterial routes into Shrewsbury Town Centre from the north
- Suitable for a variety of retail uses (subject to planning)
- Available to let on a new Lease. Rent: **£20,000** per annum exclusive

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a highly visible road side location fronting one of the main arterial vehicular routes (A5112) into Shrewsbury Town Centre from the North. The property forms part of a small retail parade with other occupiers including Pisco Hot Food Takeaway, Pizzahut Delivery and Becks Pets and Exotics with Tesco Express directly opposite. The property is also situated close to a densely populated residential area.

Shrewsbury is the County Town and administrative centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk road approximately 55 miles north west of Birmingham, 18 miles west of Telford and 40 miles south of Chester.

Description

The premises comprise a spacious open plan single story retail unit extending in total to approx. 2,010 sqft (186.81 sqm) with the benefit from a generous customer car parking area to the front.

The premises provide a spacious retail area having suspended ceiling with inset lighting, attractive glazed frontage with fitted internal security shutter and separate staff facilities.

The property is considered suitable for a variety of uses (subject to planning).

Accommodation

	Sqft	Sqm
Main Retail Area	1,717	159.51
Kitchenette and WC	293	27.3
Total	2,010	186.81

Tenure

The property is available To Let on a new Lease on a Tenant's full repairing and insuring basis for a term to be agreed, subject to upward only rent reviews at 3/5 yearly intervals.

Rent

£20,000 per annum exclusive, payable quarterly in advance.

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 – £34,750

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.

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

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For Reference purpose only

Scale: Not to Scale

Services (Not Checked or Tested)

It is understood that mains water, electricity and drainage services are connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Energy Performance Rating

Energy Performance Asset Rating: C (63)

Planning

Interested parties are advised to make their own enquiries with the Local Authority regarding their intended use.

Local Authority

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

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We understand the Landlord has elected to charge VAT on the property.

Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

Viewing

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

June 2020

Consumer Protection from Unfair Trading Regulations 2008

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