

TO LET

TSR

TOWLER SHAW ROBERTS

VERSATILE RETAIL BUILDING WITH REAR PRODUCTION AREA IN POPULAR LOCAL SHOPPING COMPLEX



UNIT 3 PENSFOLD SHOPPING CENTRE

GAINS PARK

SHREWSBURY

SHROPSHIRE

SY3 5HF

- Versatile single storey retail building of traditional brick construction with large rear production area extending in total to approx. 1,566 sqft (145.53 sqm)
- Accommodation incorporating: modern open plan retail/office area, cellular office/meeting room, rear production area, store room and staff facilities.
- Shared car parking
- Positioned within a well-established shopping complex within a densely populated residential area.
- Available To Let on a new Lease. Rent **£6,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

Gains Park is located 2.5 miles west of Shrewsbury Town Centre and within ½ mile of the A5 Shrewsbury bypass providing excellent road links to Oswestry and Mid Wales to the west and Telford and the M54 motorway to the east.

The available retail unit forms part of the popular Pensfold Shopping Centre located within a densely populated residential suburb of Shrewsbury. Other occupiers include a beautician, hairdresser, Nisa Supermarket with Post Office, local Indian Restaurant, Public House and Primary Care Trust facility. The complex is well served by a large free car park.

Description

This single storey retail building of traditional brick construction provides modern open plan retail/office accommodation with partial glazed frontage, cellular office/meeting room, internal storage with staff facilities and a versatile production area to the rear with concrete floor, florescent strip lighting and roller shutter loading door.

Externally the property benefits from shared car parking facilities.

Accommodation

	Sqft	Sqm
Front retail/office area	469	43.61
Office/meeting room	75	6.96
Store room/kitchenette	235	21.85
Rear production area	787	73.11
Total	1566	145.53

Tenure

The property is available To Let on a new Lease on a Tenant's full repairing and insuring basis for a minimum term of 3 years or multiples thereof subject to three yearly upward only rent reviews.

Service Charge

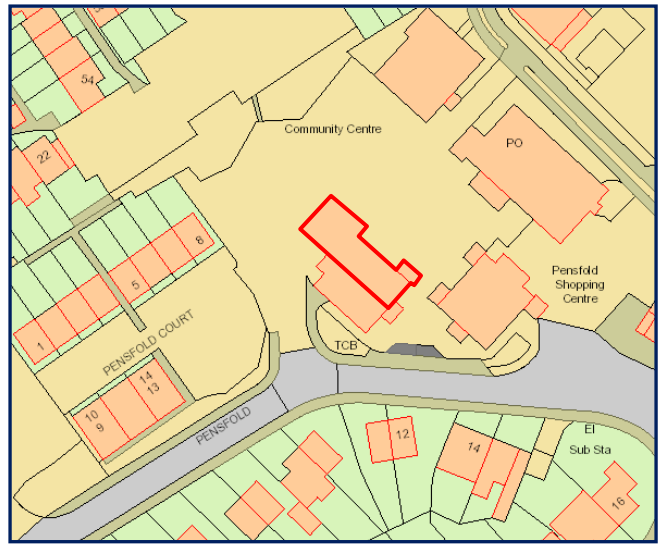
In addition to the rent the Tenant is required to pay a contribution towards the maintenance and upkeep of the Shopping Centre by way of a service charge. Further details are available on requested from the Letting Agents.

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 – £7,700.00

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 purpose only Scale: Not to Scale

Services (Not Checked or Tested)

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

Energy Performance Rating

Energy Performance Asset Rating: E - 121

Planning

We understand that the premises have an established use under Class A1 (shops) within the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

VAT

All price are exclusive of but subject to VAT in addition as applicable.

Local Authority

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

Legal Costs

The incoming Tenant will be responsible for payment of the Landlord's reasonable legal costs in connection with the grant of a new Lease.

Viewing

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

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TSR House

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Misrepresentation Act 1967

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