

HAZELDINE RETAIL & LEISURE

SHREWSBURY

PROMINENT MIXED USE DEVELOPMENT

ADJACENT TO BANNATYNE HEALTH CLUB,
MEOLE BRACE RETAIL PARK & GOLF CLUB

- IN EXCESS OF 45,000 VEHICLES
PASSING
DAILY (2017- dft.gov.uk)
- PROMINENT ROAD SIDE LOCATION
- KFC / STARBUCKS / INDIGO



Location

SHREWSBURY

The property is located to the south of Shrewsbury at the junction of the A5112 and B4380 (Hazeldine Way and Oteley Road) which provides direct access onto the A5 and the wider Shrewsbury area.

The site is located 2.1km (1.3 miles) to the south of Shrewsbury Town Centre and is accessed from Hereford Road (A5112) which leads into Shrewsbury Town Centre to the north or the A5 and A49 to the South.

Shrewsbury connects to the M6 and motorway network via the M54. It is located 47 miles north west of Birmingham and 41 miles south of Chester.

The surrounding area comprises a mixture of residential, Retail and leisure uses. It is situated immediately to the north of Meole Brace Retail Park providing retailers such as Argos, Boots, Currys, Carphone Warehouse, Halfords, McDonald's, Next, Pets at Home, Pizza Hut, Pound World, Sports Direct, TK Maxx, Costa and Sainsburys supermarket all acting as major footfall generators for this location.

Immediately adjoining the subject property with a shared access off Oteley Road is a Bannatyne Health Club and golf club.



Layout plans

SHREWSBURY

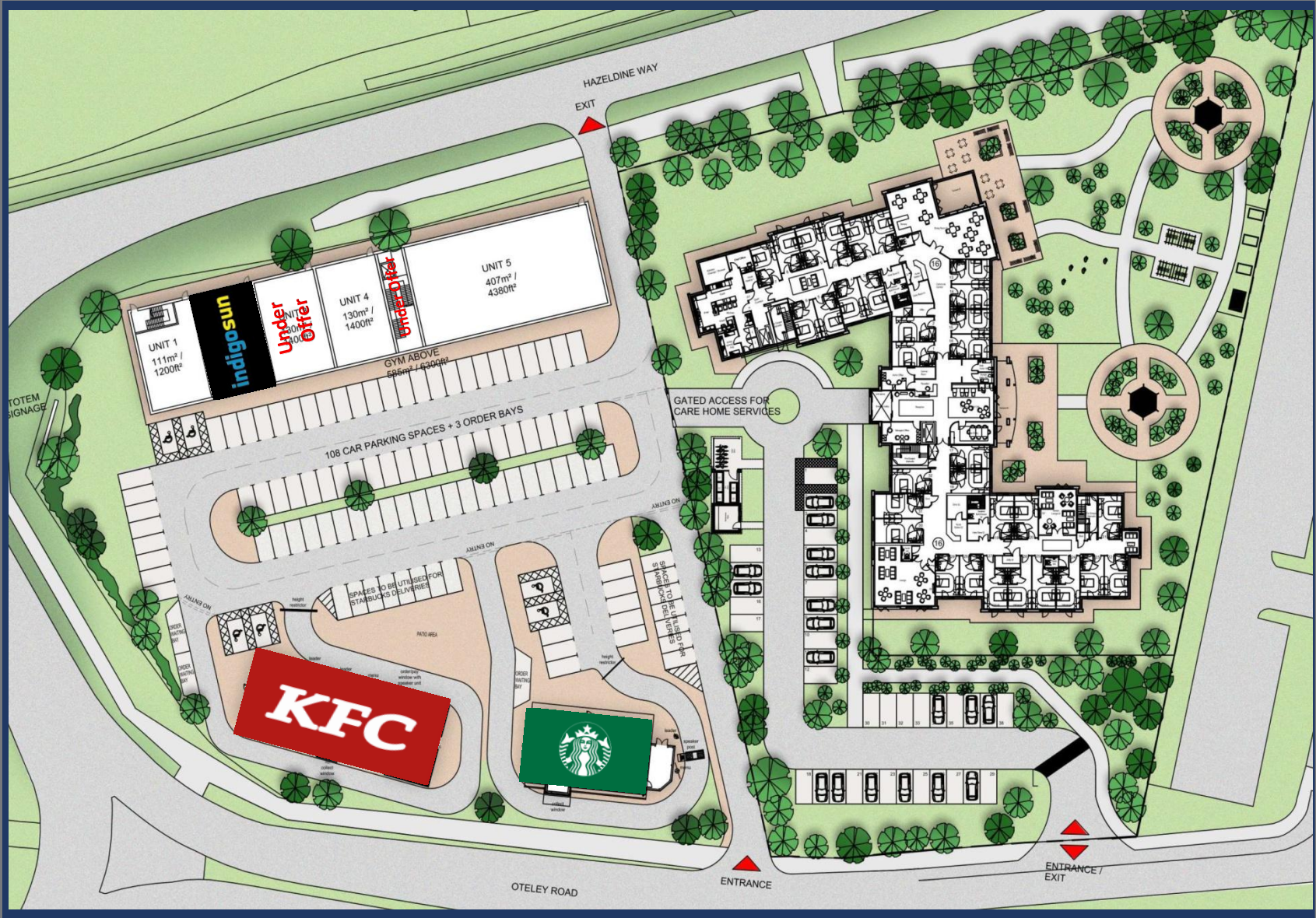
ACCOMMODATION

DT1	-	Let	
DT2	-	Let	
Unit 1	-	1,200	sqft
Unit 2	-	1,400	
Unit 3	-	1,400	Under Offer
Unit 4	-	1,400	sqft
Unit 5	-	4,300	sqft
Unit 6	-	6,300	Under Offer

Units capable of sub-division with a variety of uses considered.

The prominent development, which will consist of a KFC, Starbucks and 5 additional units, which will be accessed off Oatley Road with in excess of 100 shared car parking spaces.

The units will be built to a developers specification benefiting from excellent visibility, open plan space, excellent natural light and potential for outside seating.



Information

SHREWSBURY

SCHEME

- Mixed use A1/3/4/5, D2
- 100+ car parking spaces on site
- Pre let to KFC & Starbucks, two further units under offer

PLANNING

- Subject to Planning

TIMING

- Construction estimated Q4 2019
- Completion Autumn 2020

CAR PARKING

- Scheme parking (100+ spaces)
- 2000+ parking within 5 min walk

SPECIFICATION

- Full landlords specification available on request

LEASE TERMS

- New full repairing & insuring leases for a term of 25 years
- 5 yearly upward only rent reviews

RENT

- Upon Application

Further Details:



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