



Unit 6 Smithfield Shopping Centre, Brownlow Street, Whitchurch, SY13 1QW

Summary

Tenure	To Let
Available Size	881 sq ft / 81.85 sq m
Rent	£16,000 per annum
Rates Payable	£8,233.50 per annum
Rateable Value	£16,500
EPC Rating	Upon enquiry

Key Points

- Prominently located ground floor lock up shop unit suitable for a variety of uses (Subject to statutory consents)
- Total Net Internal Floor Area of approximately 881 sq ft (81.84 sq metres) - Generous on site car parking
- Prominent location within a popular shopping centre serving the town of Whitchurch

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DESCRIPTION

The property comprises of a lock up shop unit with a fully glazed shop front providing a Total Net Internal Floor Area 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.

LOCATION

The property is prominently located forming part of the popular Smithfield Shopping Centre in the Town of Whitchurch. The property forms part of a terrace of shop units with surrounding occupiers including Iceland, Home Bargains and Specsavers.

Whitchurch is an established market town in North Shropshire and is located approximately 20 miles north of the County Town of Shrewsbury and 20 miles south of the City of Chester and approximately 15 miles east of Wrexham. The shopping centre benefits from a generous provision of car parking and a delivery yard at the rear of the property

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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.

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.

SERVICES

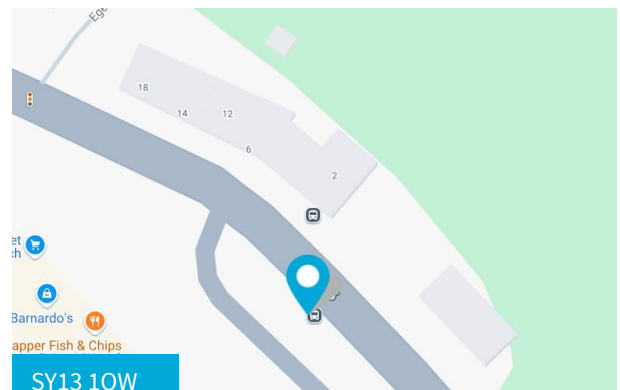
(Not tested at the time of our inspection)

We understand that mains water, drainage and electricity are connected to the property.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND,

Telephone: 0345 678 9000



Viewing & Further Information JAMES EVANS

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