



## Unit 7, The Parade, 22 Bradford Street Shifnal, Telford, Shropshire, TF11 8DL

- Lock-up retail unit extending to approximately 207 sq ft (19.25 sq m)
- Established shopping parade in Shifnal town centre
- Conveniently located adjacent to large public car park
- Ideal for start-up venture or established small business

# Unit 7, The Parade Shifnal

## LOCATION

The property is located in Shifnal, an important market town close to Telford, having a variety of local shops and traders. The town is expanding with many new housing sites being developed and adding to the population growth.

The property itself forms part of a busy shopping parade in the town centre, which connects Bradford Street to the popular public car park situated off Aston Street.

## DESCRIPTION

The property comprises a lock-up shop unit with ground floor sales area and shared WC facilities. The shop front presents an attractive appearance to the walk through to the car park.

The size and character of the shop means that it will appeal to many different users who are looking for a good shop frontage and passing trade. It is one of eight shops in the row, which attract local shoppers and those walking through from Bradford Street to the nearby car park.

## ACCOMMODATION

Sales Area	207 sq ft	19.25 sq m
Shared WC facilities		

## SERVICES

We understand that mains electricity is connected to the property. Mains water and drainage are connected to the shared WC facilities. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

## PLANNING

We understand the property has planning permission for uses within Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

## LOCAL AUTHORITY

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

## TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease for a term of 3 years or multiples thereof.



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## RENT

The quoting rent is £3,500 per annum exclusive.

## SERVICE CHARGE & UTILITIES

The Tenant to pay a service charge for the repair and maintenance of the communal areas, currently set at £83.97 per calendar month (as at Nov 2020).

The tenant is responsible for the payment of utility charges relating to the property.

## BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £3,150. Small businesses should qualify to pay no rates, but interested parties should check this with the Local Rating Authority.

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been applied for. Please contact the agent for further details.

## VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate. There is no VAT payable on the rent.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Simon Beedles

Direct Line: 01952 521008

Mobile: 07375/101 371

Email: [simon@andrew-dixon.co.uk](mailto:simon@andrew-dixon.co.uk)

Ref: SB/BNF/3633



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