



## Unit 2, The Parade, 22 Bradford Street Shifnal, Telford, Shropshire, TF11 8DL

- Attractive town centre retail unit extending to 382 sq ft (35.52 sq m)
- Accommodation includes WC facility and mezzanine store
- Ideal for start-up/established small business
- Conveniently located adjacent to large public car park

# Unit 2, The Parade Bradford Street, 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 an attractive full height display window and pedestrian access to the front.

Internally, it provides a well decorated ground floor sales area, with WC facility to the rear and mezzanine storage above. The latter is accessed via an internal wooden staircase from the shop floor.

The shop front presents an attractive appearance to the walk-through to the adjacent 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

### Ground Floor:

Shop premises 283 sq ft 26.32 sq m

### Mezzanine Level:

Store 99 sq ft 9.20 sq m

**Total Area 382 sq ft 35.52 sq m**

## SERVICES

We understand that mains electricity, water and drainage are connected to the property. 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) Order 1987 (as amended).



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## 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.

## RENT

The quoting rent is £5,750 per annum exclusive.

## SERVICE CHARGE

The Tenant to pay a service charge for the repair and maintenance of the communal areas, currently set at £84.00 per calendar month.

## LOCAL AUTHORITY

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

## BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2023 rating list is £4,650.

Small businesses should qualify to pay no rates, but interested parties should check this with the Local Rating Authority.

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of E(111).

## 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: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

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

Ref: BNF/3633



Printcode: 202376

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