

Neighbourhood Retail Units

Sutton Farm

Neighbourhood Retail Parade

Tilstock Crescent, Shrewsbury, Shropshire, SY2 6HW

Total Development
13,618 sq.ft
(1,265 Sq.m)



- A parade of shops with residential above in a prominent roadside location
- Popular with local and convenience shoppers
- Well established residential area

Occupiers Include:



Sutton Farm

Neighbourhood Retail Parade

Sutton Farm is a pleasant densely populated residential area approximately 2 miles east of Shrewsbury Town Centre. The Sutton Farm Shopping Parade occupies a prominent position fronting Tilstock Crescent and serves a wide catchment area.

Recent improvements have been undertaken to the shopping parade, which includes the provision of car parking at the front of the parade.

Shrewsbury is the county town of Shropshire with a borough population of about 90,000 and a substantial catchment extending into Mid Wales. The development is anchored by Co-op and other occupiers include Sheil Hair Salon, Barnardo's, Agape Home Care, Sutton Farm Butchers and Shrewsbury Fish Bar.



Possible Uses

Possible Uses	Use class up to 31 August 2020	Use class from 1 Sept 2020
Shop	A1	E
Financial & professional services (not medical)	A2	E
Café or restaurant	A3	E
Drinking Establishments	A4	E
Hot Food/Takeaway	A5	sui generis

Total Units **12**



Sutton Farm

Neighbourhood Retail Parade

Service Charge & Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

Services

All mains services are available.

Energy Performance

Further information available upon request.

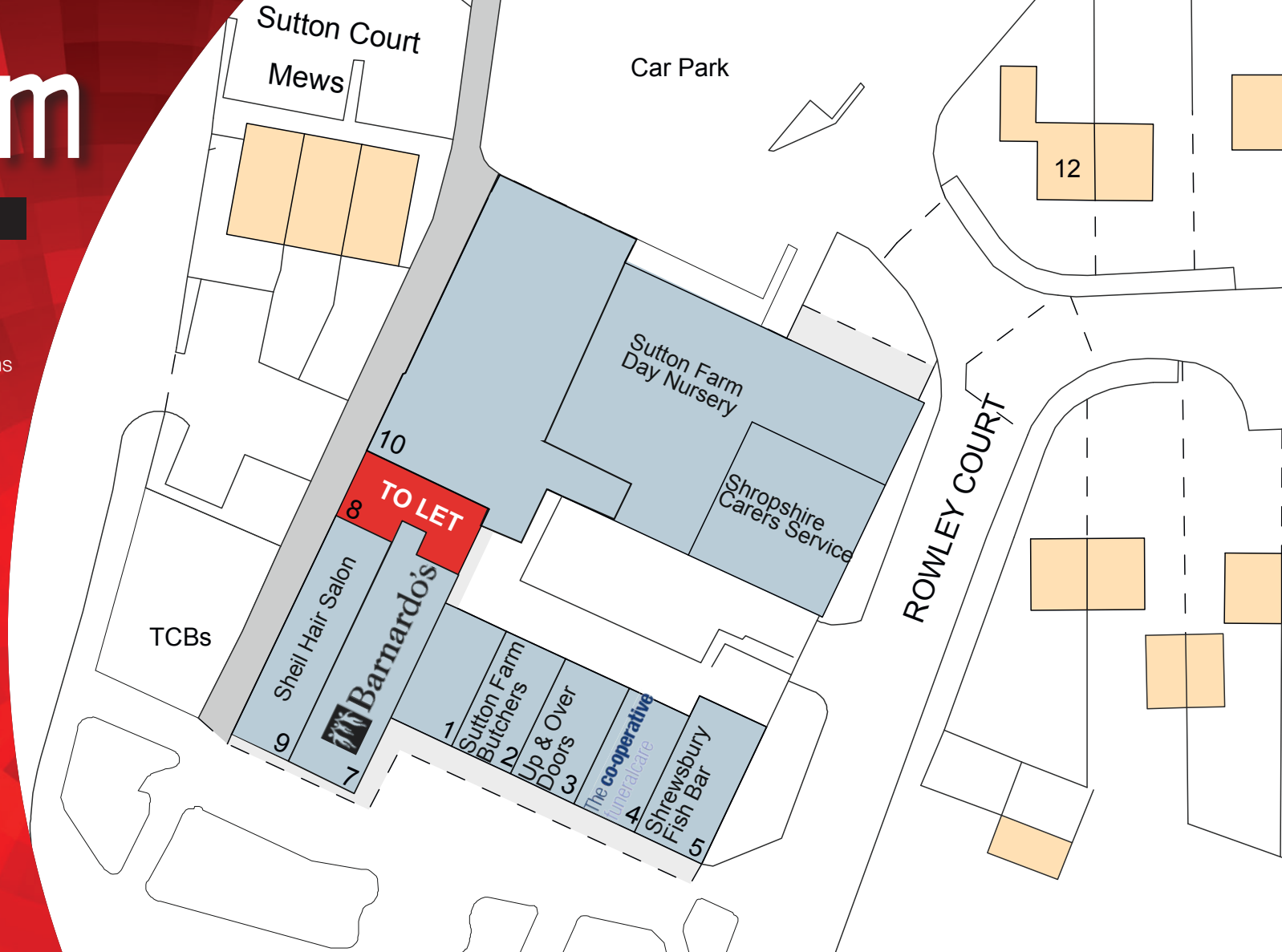
Planning

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority. Shropshire Council Telephone: 0345 678 9000

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

For details of any available "off-market" opportunities, please contact the Asset Manager.



AVAILABLE PROPERTIES



UNIT 8

	sq.ft	sq.m
NET SALES AREA	460	42.73
TOTAL	480	44.59
RENT	£7,000	
RATEABLE VALUE	£6,800	
RATES PAYABLE	£3,339	
EPC	E-103	

Sutton Farm

Neighbourhood Retail Parade

Location - SY2 6HW

Sutton Farm is a pleasant, densely populated residential area approximately 2 miles east of Shrewsbury Town Centre. Sutton Farm Retail Parade occupies a prominent position fronting Tilstock Crescent and serves a wide catchment area.

An additional 200 residential dwellings are under development within 1 mile.

Shrewsbury is the county town of Shropshire with a borough population of about 90,000 and a substantial catchment extending into Mid Wales.

- Ample onsite shopper parking
- A densely populated residential area
- Prominent position fronting Tilstock Crescent



New Taylor Wimpey Residential Development; Sutton Grange SY2 6FN – Additional 200 dwellings within 1 mile

Owned and Managed by

LCP.
part of M'Core
01384 400123
searchlcp.co.uk



Christian Prince 07747 245797
CPrince@lcpproperties.co.uk

Viewing & enquiries

Halls 1845
COMMERCIAL

01743 450 700
halls.gb.com

Ben Hughes - 07795 486 267
benh@halls.gb.com

James Evans - 07792 222 028
james.evans@halls.gb.com

MISREPRESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA, its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.

SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.