

TO LET

(DUE TO RELOCATION)

TSR

TOWLER SHAW ROBERTS

VERSATILE RETAIL/OFFICE BUILDING WITH REAR STORAGE FACILITIES IN POPULAR LOCAL SHOPPING COMPLEX



**UNIT 3, PENSFOLD
SHOPPING CENTRE**

**GAINS PARK
SHREWSBURY
SHROPSHIRE
SY3 5HF**

- Versatile single storey retail/office and storage building extending in total to approx. 1,566 sqft (145.53 sqm) with shared car parking
- Accommodation comprising: modern open plan retail/office area, with rear storage and staff facilities.
- Conveniently located within the popular Pensfold Shopping Centre, with good access to the main road network.
- To Let by way of Lease Assignment. Current Passing Rent: **£6,000** per annum exclusive.

Call 01743 243900
www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

Pensfold Shopping Centre is located approximately 2.5 miles west of Shrewsbury Town Centre and within half a mile of the A5 Shrewsbury bypass providing excellent road links to Oswestry and Mid Wales to the west and Telford and the M54 motorway to the east.

The premises are well located within the centre of the shopping complex in this densely populated residential suburb of Shrewsbury. Other occupiers include a beautician, hairdresser, Nisa Supermarket with Post Office, local Indian Restaurant and Primary Care Trust facility. The complex is also well served by a large free car park.

Description

This single storey building of traditional brick construction provides modern open plan retail/office accommodation with partial glazed frontage, with separate meeting room and a large rear storage facility having a roller shutter access door. The accommodation is well appointed having a concrete and laminate floor finishes with LED/fluorescent strip lighting. The premises also provide a kitchenette and W.C.

Externally the property benefits from shared car parking facilities.

Accommodation

	SQFT	SQM
Main retail/office area	469	43.61
Office/meeting room	75	6.96
Store room/kitchenette	235	21.85
Rear Store Room	787	73.11
TOTAL	1566	145.53

Services (Not checked or tested)

Mains water, drainage and electricity are all understood to be connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The premises are available To Let by way of assignment of the current lease which expires on 31st May 2029, on a Tenant's full repairing and insuring basis together with a service charge for communal expenditure. The lease includes provision for a rent review/Tenant break option on 1st June 2027.

Assignment of the existing Lease is subject to the Landlord's prior consent.

The granting of a new lease may also be considered.

Rent

The current passing rent is **£6,000** per annum exclusive payable quarterly in advance.

Service Charge

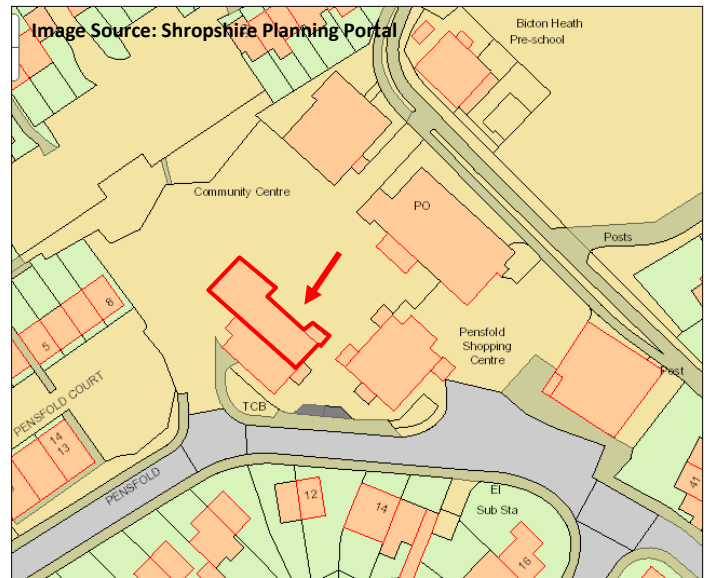
In addition to the rent the Tenant is required to pay a contribution towards the maintenance and upkeep of the Shopping Centre by way of a service charge. Further details are available from the Letting Agents on request.

Energy Performance Rating

TBC

Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.



For Reference Only

Scale: Not to Scale

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Shop and premises

Rateable Value – £7,700

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Local Authority

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

Legal Costs

The incoming Tenant will be responsible for the Landlord's reasonable Legal costs in connection with the assignment of the lease.

VAT

All costs/prices are exclusive of, but subject to, VAT at the prevailing rate. It is understood that the Landlord has elected to charge VAT on the property.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by prior appointment with the sole Letting Agents Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

October 2023

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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Consumer Protection from Unfair Trading Regulations 2008

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