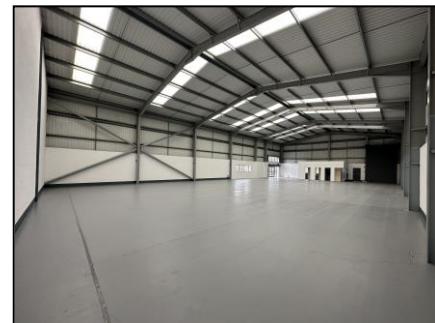


# TO LET

# TSR

TOWLER SHAW ROBERTS

## NEWLY REFURBISHED WAREHOUSE/TRADE COUNTER UNIT WITH LOADING & CAR PARKING FACILITIES IN POPULAR RETAIL PARK LOCATION



**UNIT B2**

**SUNDORNE RETAIL  
PARK**

**ARLINGTON WAY**

**SHREWSBURY**

**SY1 4YA**

- Newly refurbished semi-detached warehouse/trade counter unit extending in total to approx. 6,016 sqft (558.95 sqm) with on-site car parking and loading facilities.
- Incorporating a large open plan warehouse having an eaves height of approx. 7 metres, roller shutter loading door and integral welfare facilities.
- Prominent roadside position within the established Sundorne Retail Park with neighbouring occupiers including: Halfords, JD Gym, Dunelm and Booker Wholesales.
- Convenient location close to the main A5 and A49 trunk roads.
- Available To Let on a new Lease. Rent based on **£7.00** per sqft per annum exclusive.

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

The property occupies a prominent roadside location fronting Arlington Way, situated on the established Sundorne Retail Park, approximately 3 miles north of Shrewsbury Town Centre. Having excellent access to the main A49/A5 Shrewsbury Bypass leading directly to the M54 / M6 motorway networks.

Sundorne Retail Park is one of the main out of Town retail centres serving Shrewsbury including occupiers such as Dunelm, Go Outdoors, Wren Kitchens and DFS with immediate surrounding occupiers including JD Gym, Halfords and Booker Wholesales together with a number of main car dealerships close by.

Shrewsbury is the County Town and Administrative Centre of Shropshire. Strategically located at the intersection of the main A49 and A5 trunk roads, approximately 47 miles North West of Birmingham, 15 miles west of Telford and 40 miles south of Chester.

## Description

This newly refurbished semi-detached warehouse/trade counter unit of steel portal frame construction extends in total to approx. 6,016 sqft (558.95 sqm) incorporating a large open plan warehouse with a minimum eaves height of approx. 7 metres, painted concrete flooring, attractive glazed entrance, side roller shutter loading door and integral toilet and kitchenette facilities.

Externally the property boasts on-site car parking and loading facilities.

The unit is considered suitable for a variety of commercial uses, subject to planning.

## Accommodation

	SQFT	SQM
Gross internal area	6,016	558.95

## Services (Not Checked or Tested)

It is understood that mains water, electricity and drainage services are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies

## Tenure

The premises are available To Let on a new Tenant's full repairing and insuring lease for a term of 10 years or multiples thereof, subject to 5 yearly upward only rent reviews.

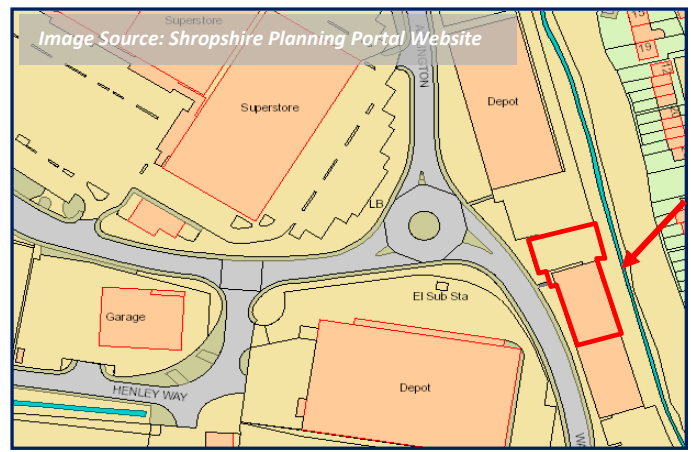
A right of way is reserved in favour of the subject property from Arlington Way.

## Rent

Based on **£7.00** per square foot, per annum exclusive, payable quarterly in advance.

## Energy Performance Rating

Energy Performance Asset Rating: D (95)



For Reference purpose only

Scale: Not to Scale

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Warehouse and premises  
Current Rateable Value – £28,500  
Rateable Value From 1<sup>st</sup> April 2023 - £31,500

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.

## Planning

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

## Local Authority

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

## Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

## VAT

All costs / prices are exclusive of but subject to VAT if applicable.

## Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks

## Viewing

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

February 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 Tettenthal Road, Wolverhampton, West Midlands, WV1 4SA

Tel: 01902 421216 Fax: 01902 426234

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## Consumer Protection from Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."