

TO LET

TSR

TOWLER SHAW ROBERTS

VERSATILE FIRST FLOOR COMMERCIAL BUSINESS SPACE ON POPULAR RETAIL SHOPPING CENTRE



**FIRST FLOOR
BUSINESS SPACE
BADDELEY COURT
NEWPORT
SHROPSHIRE
TF10 7AD**

- Spacious first floor commercial business space extending to approx. 2,393 sqft (222.37 sqm) with generous on-site car parking.
- Versatile open plan accommodation suitable for a variety of uses, subject to planning.
- Occupying a convenient town centre location within the Baddeley Court Shopping Centre, home to a range of national and regional occupiers just off the main High Street.
- Available To Let on a new Lease. Rent: **£9,500** per annum exclusive

Call 01743 243900
www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property is located within the popular Baddeley Court Shopping Centre, a high-quality development which is now home to a range of regional and national occupiers such as: Peacocks, Card Factory, Savers,

Baddeley Court is located just off the High Street in the centre of Newport, a busy and popular Market Town within the Telford and Wrekin conurbation, situated approximately 6 miles north of Telford, 25 miles north east of Shrewsbury and 10 miles north of the M54 motorway.

The town supports a range of national and independent retailers and is close to the world-renowned Harper Adams University supporting in excess of 4,000 students. On the fringe of the town centre is the new Newport Innovation Park which will provide a wealth of job opportunities as well as attracting inward investment to the local area.

Description

The premises occupy the first floor of this modern retail building, providing versatile accommodation extending to approx. 2,393 sqft. The unit has the benefit of good natural light and is offered in a shell form, allowing occupiers to fit -out to suit their specific requirements.

The space is considered suitable for a variety of uses including offices, leisure, retail or similar, subject to planning.

Additional accommodation is also available by separate negotiation.

Accommodation

| | SQFT | SQM |
|-------------------------|--------------|---------------|
| Retail/Commercial Space | | |
| TOTAL | 2,393 | 222.37 |

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 on a new lease for a minimum term of 3 years or multiples thereof subject to three yearly upward only rent reviews on a Tenant's apportioned full repairing and insuring basis.

Rent

£9,500 per annum exclusive.

Service Charge

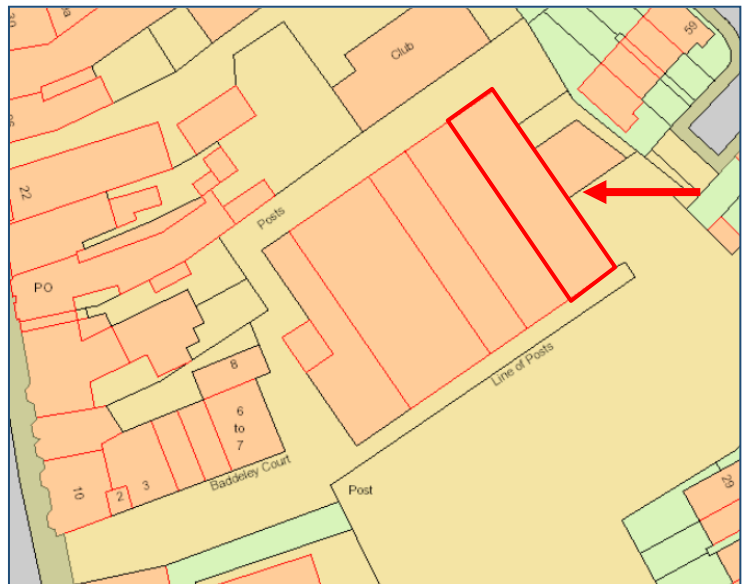
In addition to the rent the Tenant is required to pay a contribution towards the maintenance and upkeep of the Shopping Centre and communal areas by way of a service charge. Further details are available from the Letting Agents on request.

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

To be reassessed.

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

Telford and Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT.

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 Joint Letting Agents Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900 or Smith Price RRG, 57-61 Mortimer Street, London W1W 8HS. Tel: 020 7409 2100.

November 2023

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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
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Important Notice

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