



Upper Level, Unit 20, Darwin Shopping Centre,
Shrewsbury, Shropshire, SY1 1BW

Rent: £80,000 per annum

To Let On a New Lease

Subject to contract



Prime Retail Pitch. The property comprises a retail unit within The Darwin Centre, the sole shopping centre in Shrewsbury

- Prime Retail Location Shopping Centre
- Within Shopping Centre
- Centre With Customer Facilities
- On Site Manager, Security Features
- Close to Public Transport Links
- Close to Public Car Parks
- M&S H&M, Primark, New Look, Clarks
- EPC: B (39)

Size approx. 4,280 Sq Ft (397.61 Sq M)

Virtual Tour: <https://vimeo.com/716093693/4dcaa397cb>

DESCRIPTION

The property comprises a self-contained retail unit within The Darwin Centre, the sole shopping centre in Shrewsbury located at the prime retail pitch of Pride Hill and connecting at lower levels adjoining NCP multi storey car parking and basement delivery area.

SITUATION

Prime Pitch on Upper Level. Main Shopping Centre, Shrewsbury Town Centre

Shrewsbury is the county town and principal administrative centre for Shropshire, with a borough population of 90,000 and a substantial catchment extending to Mid Wales of 200,000.

What3words.com: ///universally.front.expand

<https://w3w.co/universally.front.expand>

The Darwin Centre Promotional Video

<https://vimeo.com/716093693/4dcaa397cb>

ACCOMMODATION

(All measurements are approximate and are on a net internal floor area basis)

Ground Floor Sales, First Floor Sales

Ground Floor	Sales area	2,340 - 2,350 Sq Ft (217.39 - 218.32 Sq M)
First Floor	Area	1,930 Sq Ft (179.3 Sq M)
Total		4,280 Sq Ft (397.61 Sq M)

TENURE

The premises are available on a 6 year lease, subject to a rent review/tenant's break clause at the end of year 3, on tenants apportioned full repairing and insuring basis.

SERVICE CHARGE

There will be a service charge payable by the tenant. Currently approx. £34,652 per annum.

SERVICES

All mains services (excluding gas) are understood to be available subject to connection charges by the utility companies.

ENERGY PERFORMANCE CERTIFICATE

<https://find-energy-certificate.service.gov.uk/energy-certificate/0468-0330-3622-9991-0002>

RATING ASSESSMENT

To be assessed

LOCAL AUTHORITY

Shropshire Council

The Shirehall

Abbey Foregate

Shrewsbury

SY2 6ND

Tel: 0345 678 9000

TOWN PLANNING/USE

The premises are understood to have an existing use for Class E retail purposes and are situated within Shrewsbury Town Centre Conservation Area. Other uses may be considered.

Prospective occupiers should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

DEPOSIT

A deposit equivalent to 3-6 month's rent is typically required.

REFERENCES

The successful applicant will typically need to provide satisfactory references/company trading accounts.

ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with anti-money laundering regulations, we are obliged to verify identity and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

FIXTURES & FITTINGS

All items usually classed as tenant's fixtures and fittings, and not mentioned in these details, are excluded from the lettings.

COSTS

Incoming tenant to pay all reasonable legal costs in respect of the transaction including any stamp duty and VAT, if applicable.

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of initial marketing the Owner/Landlord had elected to charge VAT on the rent.

VIEWING

By appointment with Cooper Green Pooks 01743 276666 (option 3) or email

Chris Pook

cjp@cgpooks.co.uk

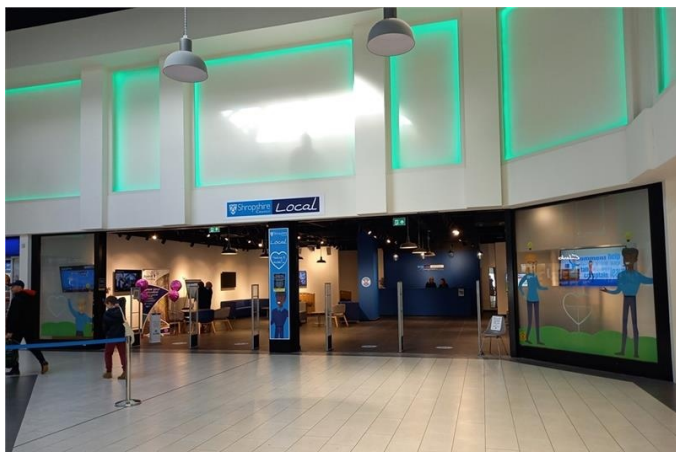
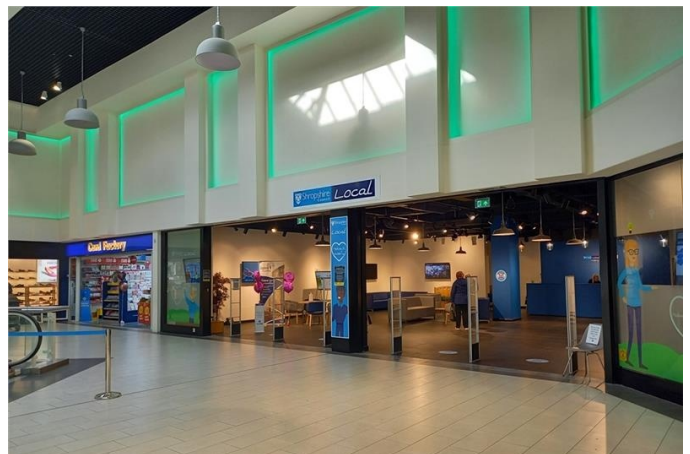
James Satoor

james.satoor@cgpooks.co.uk

Mark Proudlove

mark@barkerproudlove.co.uk

Virtual Tour: <https://vimeo.com/716093693/4dcaa397cb>





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