

ANDREW DIXON
& COMPANY

TO LET

Chartered Surveyors &
Commercial Property Consultants

RETAIL PREMISES



Unit B, Cadman Court, Lawley Square Lawley, Telford, TF3 5FA

- Mid-terraced, ground floor retail unit situated in a popular residential location
- Extending to approximately 875 sq ft (81.28 sq m) including WC facility
- Forms part of the modern mixed use development at Lawley Square
- Car parking available close by on the main public car park

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Unit B

Cadman Court, Lawley

LOCATION

Lawley Village is a modern development of 3,500 new homes located approximately half a mile west of Telford Town Centre and one mile south of Junction 6 of the M54 motorway.

Lawley Village offers a vibrant community with a defined district centre at Lawley Square, which is anchored by a Morrison's food store, together with a Marston's public house, children's nursery, 60-bed care facility and Anytime Fitness gym. The development also offers over 20 retail units, the majority of which are now occupied.

DESCRIPTION

Unit B forms part of Phase II of the Lawley Square development, comprising 9 ground floor retail units arranged in two terraces with residential apartments above. Current retail occupiers include Papa John's Pizza, Bargain Booze, CVS Vets, Severn Hospice and a local florist.

The property itself comprises a mid-terraced, single storey retail unit providing modern ground floor retail space with WC facility.

Car parking is available nearby in the main public car park, which provides approximately 220 spaces.

ACCOMMODATION

Unit B 875 sq ft (81.28 sq m)

SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not tested these services and interested parties should make their own enquiries

PLANNING

We understand that the property has planning permission for uses within Class A1 of the Town & Country Planning Act 1987 (Use Class Order 2005).

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



TENURE

Leasehold: The property is available to let on a new FRI lease on terms to be agreed. Please contact the letting agent for further details.

RENT

The quoting rent is £12,000 per annum exclusive.

SERVICE CHARGE

There is a service charge payable for the maintenance and repair of the communal areas. Details upon request from the letting agent.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2010 rating list is £13,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of (B)28.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/3293



Printcode: 20161031

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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