



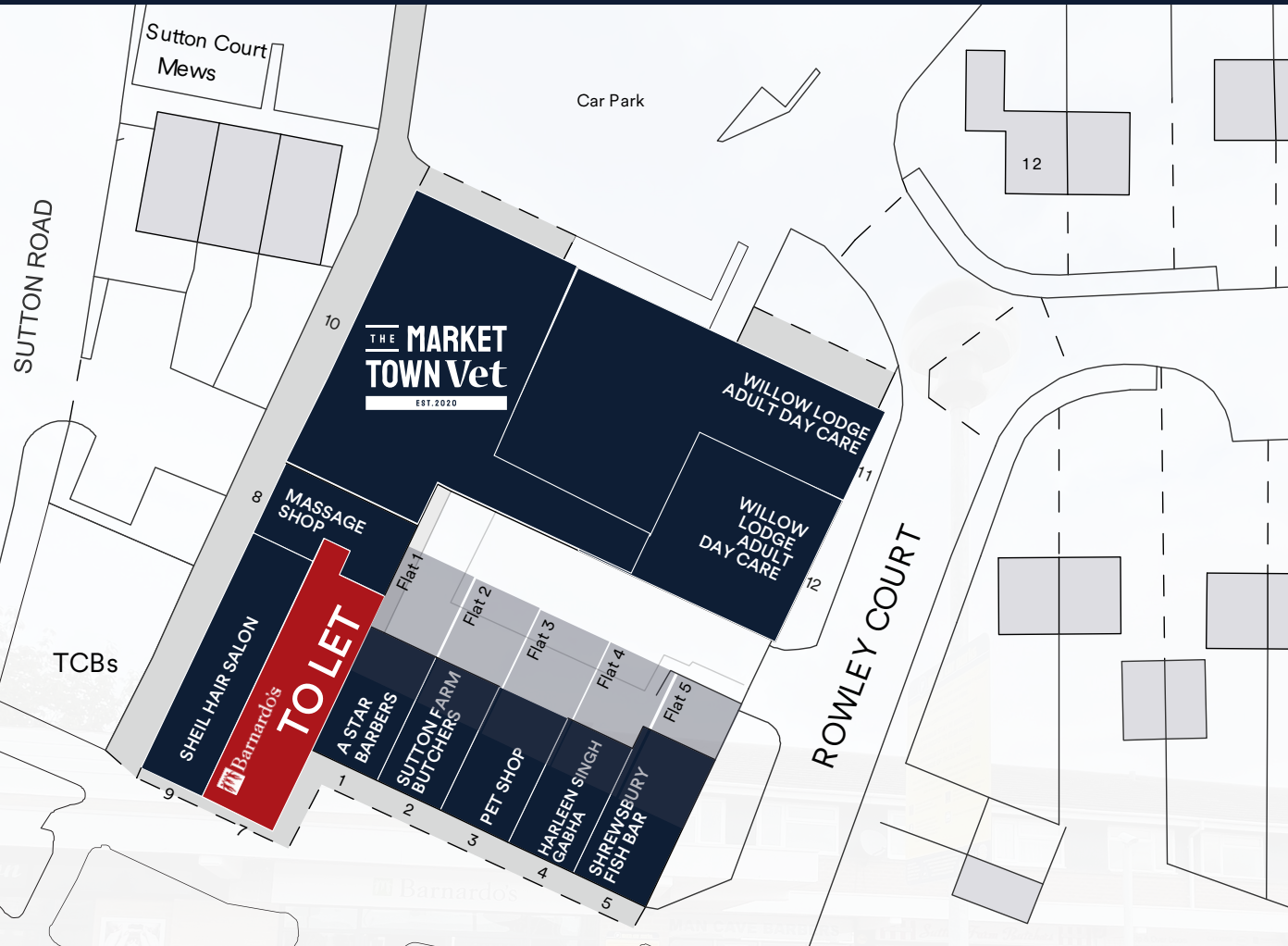
SUTTON FARM

///mash.rock.pines

Tilstock Crescent, Shrewsbury,
Shropshire, SY2 6HW

Local Occupiers
Include

THE MARKET
TOWN Vet
EST. 2020



16,284 sq.ft

Total development



Ample

Parking Spaces



16

Retail units on site



What Three Words

mash.rock.pines

AVAILABLE UNIT



UNIT 7	sq.ft	sq.m
Ground Floor	1,052	97.8
RENT	£25,000	
RATEABLE VALUE	TBC	
SERVICE CHARGE	TBC	
INSURANCE	TBC	

LOCATION

Sutton Farm is a pleasant, densely populated residential area approximately 2 miles east of Shrewsbury Town Centre. Sutton Farm Retail Parade occupies a prominent position fronting Tilstock Crescent and serves a wide catchment area. An additional 200 residential dwellings are under development within 1 mile. Shrewsbury is the county town of Shropshire with a borough population of about 90,000 and a substantial catchment extending into Mid Wales



 View on Google Maps

SERVICES



Bicycle Parking



Car Parking



Lockers
InPost/DLL

LCP.

part of M'Core



Charlie Sankey

07774 650125
0207 233 5255
CSankey@lcpproperties.co.uk



James Evans

07792 222 028
james.evans@halls.gb.com

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Persnett Estate, Kingwinford, West Midlands DY6 7PA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of [statistical] information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy policy applies to its use of your personal information and is at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.