

SHREWSBURY

SU13 Darwin Centre

TO LET



Accommodation

Ground Floor	1,514 sq. ft.	140.7 sq. m.
First Floor	982 sq. ft.	91.2 sq. m.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

EPC

D80

Viewing

Strictly by appointment through the agents
Dan Oliver 07816 526089
dan@emanueloliver.com

Llyr Emanuel 07795 348079
llyr@emanueloliver.com

Location

The unit is located within the upper level of the Darwin Shopping Centre, the primary shopping centre in the heart of Shrewsbury town centre with direct access to the multi-story car park to the rear. Retailers within the Centre include **M&S, Primark, HMV, JD Sports, H&M, New Look, Costa** and **Home Bargains**. The Centre is also home of The Collective which is a unique shopping destination and home to a number of local independent local traders.

Rent

£35,000 per annum exclusive.

Service Charge

£23,401 per annum

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value £43,250

Interested parties are advised to make their own enquiries with the local authority.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to VAT.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.