



# To Let: Unit 6 Smithfield Shopping Centre

Brownlow Street | Whitchurch | SY13 1QW





### For Rent - Prominent Ground Floor Retail Opportunity in the Heart of Whitchurch

This well located ground floor lock-up shop unit provides an opportunity for occupiers seeking a highly visible and flexible commercial space. Situated within a popular shopping centre serving the town of Whitchurch, the property benefits from strong footfall and is suitable for a variety of uses, subject to statutory consents.

The unit offers a Total Net Internal Floor Area of Approximately 881 sq ft (81.85 sq m) and benefits from generous on-site car parking. The property offers an attractive opportunity for businesses looking to establish a presence in this retail location.

## Unit 6, Smithfield Shopping Centre

The property comprises of a lock up shop unit with a fully glazed shop front providing a Total Net Internal Floor Area of Approximately 881 sqft (81.84 sq metres.) and ancillary accommodation.

The property is of traditional construction and benefits from a disabled toilet and a kitchenette. The shopping centre benefits from a generous provision of car parking and a delivery yard at the rear of the property.



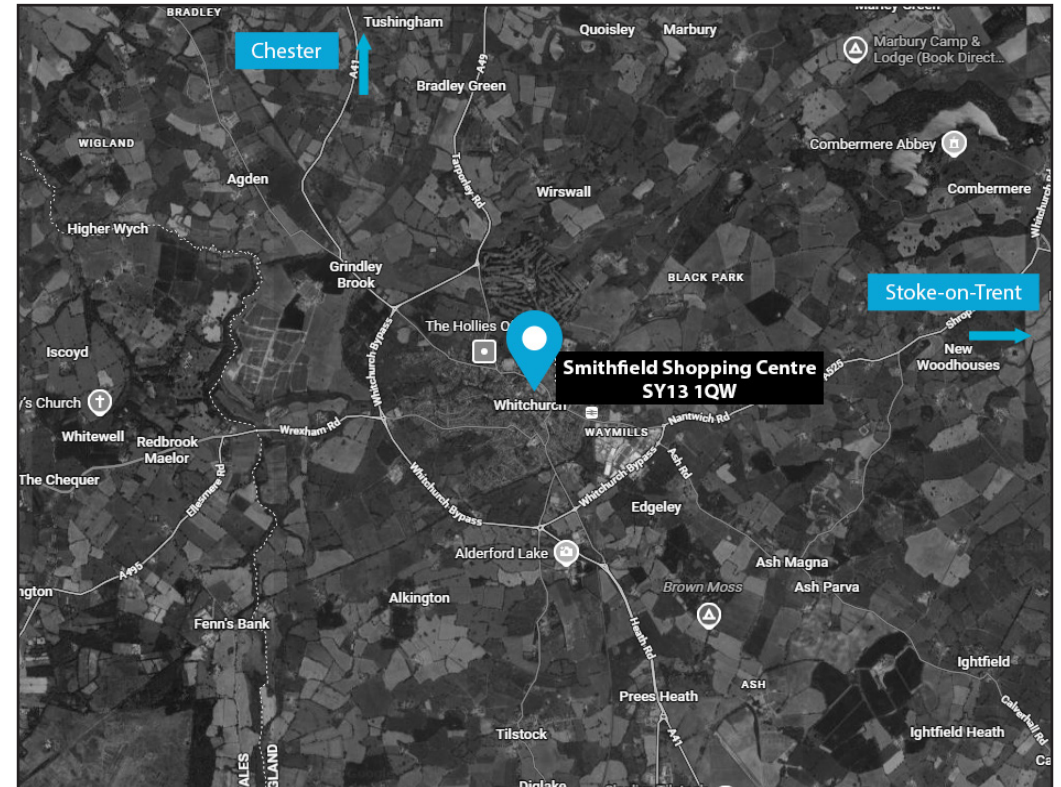
# Location

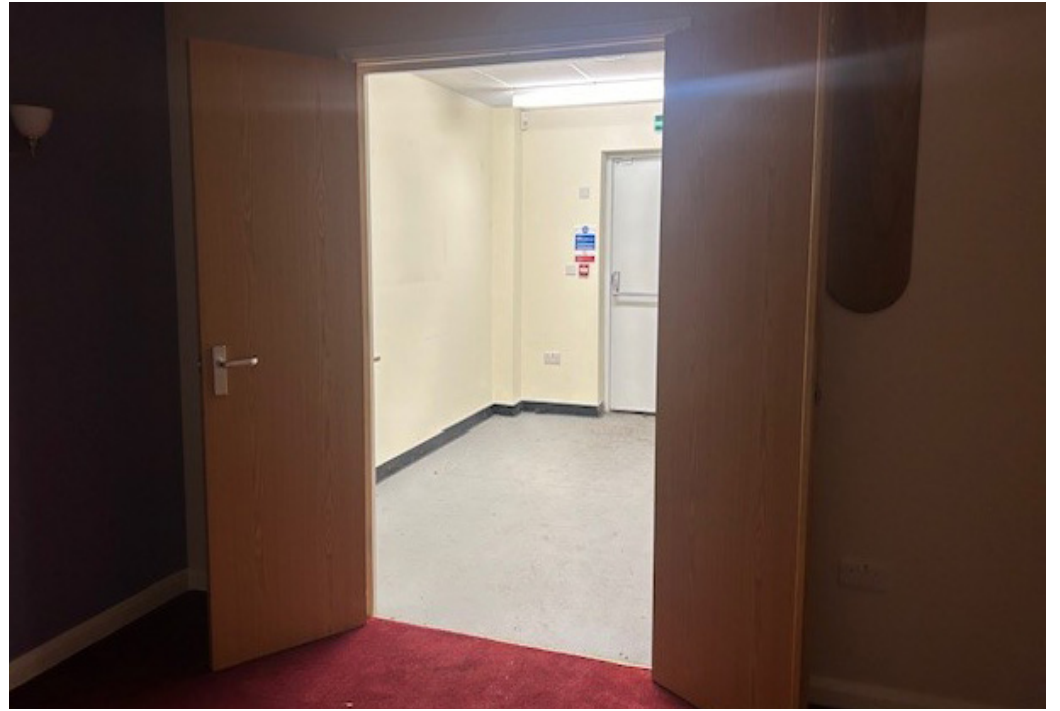
The property is prominently located forming part of the popular Smithfield Shopping Centre in the town of Whitchurch. The unit occupies a position within an established terrace of retail premises, benefitting from strong visibility, consistent footfall and a well-balanced retail offer.

## Key Location Highlights

- Surrounded by national and established occupiers including Iceland, Home Bargains and Specsavers.
- Approximately 20 miles north of Shrewsbury, 20 miles south of Chester and 15 miles east of Wrexham.
- Strategically positioned close to the A41, providing direct road links to Chester, Wolverhampton and the wider West Midlands.
- Good public transport connections including Whitchurch railway station on the Crewe–Shrewsbury line.
- Serves a broad rural and commuter catchment across North Shropshire, South Cheshire and North Wales.

The combination of a central shopping centre location, strong surrounding occupiers, excellent transport connectivity and ample parking provision makes the property well suited to a wide range of retail and service occupiers seeking to serve both the local and wider regional catchment.





# Key Details

## Rateable Value

Current Rateable Value = £15,500

## Rent

Price on application

## EPC

Upon Enquiry.

## Legal Costs

The incoming tenant is to be responsible for the landlords legal costs in the granting of the lease.

## VAT

The property is understood to be elected for VAT. Therefore, VAT will be payable on the rent.

## Tenure

The property is offered to let on a Tenants Full Repairing and Insuring lease for a length of term by negotiation with rent reviews at 3 yearly intervals.

## Services

(Not tested at the time of our inspection) We understand that mains water, drainage and electricity are connected to the property.

## Planning


Interested parties should make their own enquires. The property is understood to benefit from planning for retail use falling within Class E. The property would lend itself to a variety of uses, subject to statutory consent.

## Local Authority

Shropshire Council, Guildhall

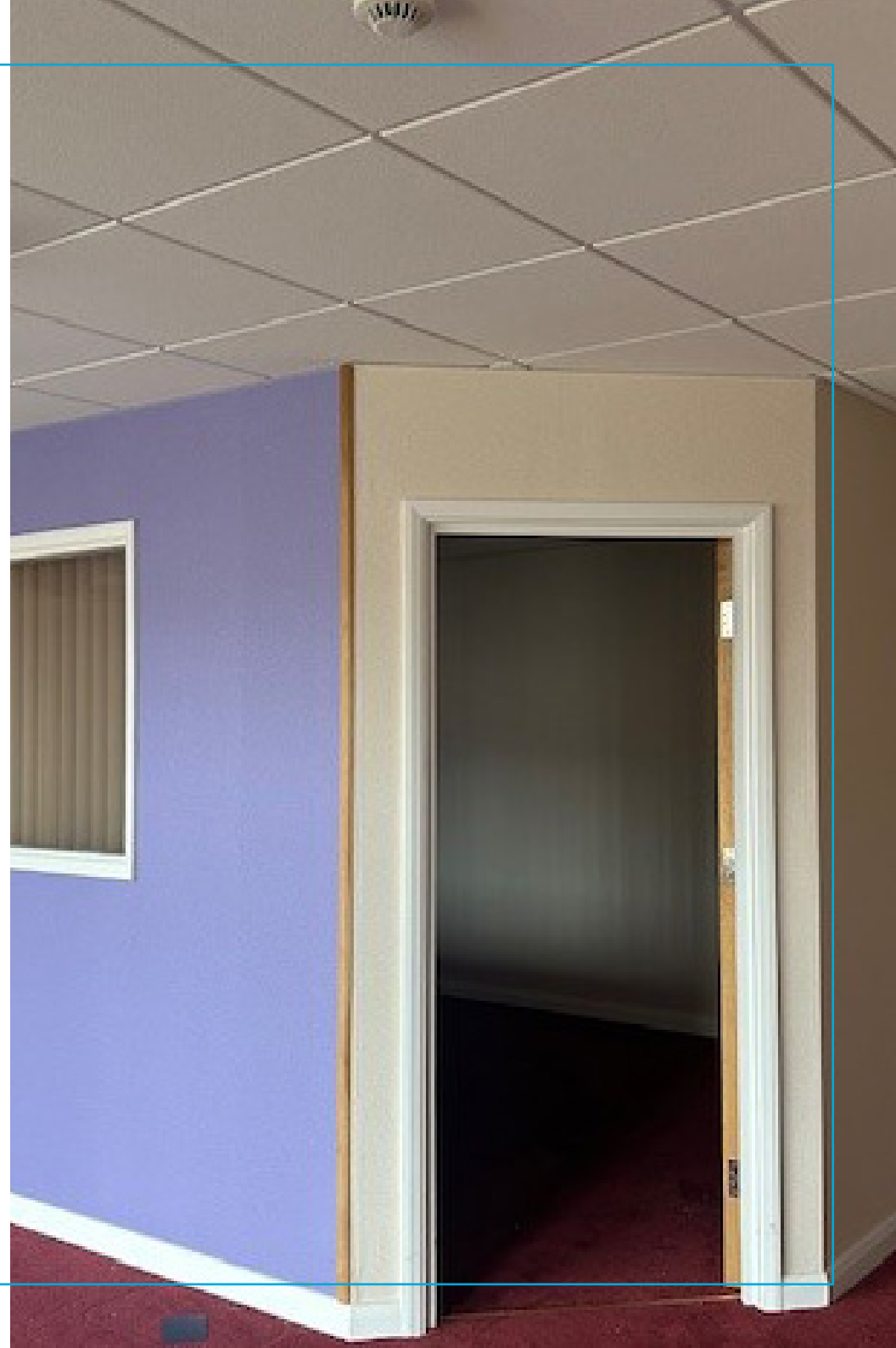
Frankwell Quay

Shrewsbury, SY3 8FT

 0345 678 9000

 <https://next.shropshire.gov.uk/>


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# Halls


Viewing is strictly by prior arrangement with the letting agents.  
For more information or to arrange a viewing please contact:


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 commercialmarketing@hallsgb.com

## Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

