



Unit 10, Radbrook Green Shopping Centre,
Bank Farm Road, Shrewsbury, SY3 6DU

Price: Offers around £39,950 plus SAV

Held on Lease at a rent of £8,750 per annum

Subject to contract



Established and easily manageable Wool Business

For sale as a fully operational going concern

3 Barker Street Shrewsbury SY1 1QF

01743 276666 Fax 01743 233899 www.cgpooks.co.uk commercial@cgpooks.co.uk

DESCRIPTION

Unit 10 forms a ground floor retail unit with an extensive glazed frontage and forming part of the neighbourhood shopping centre anchored by Mid Counties Co-operative supermarket and supported by local traders including florist, gifts, dry cleaners, café, post office, etc. Other occupiers nearby include take-aways, public house, nursing home and medical support units including GP surgery, dentist and natural health centre. There is a large car park adjacent to the centre.

SITUATION

The Shopping Centre is located in an established residential area developed about 25 years ago comprising a range of predominantly privately owned family homes. Shrewsbury town centre is about 2 miles away and there is good access to the A5 bypass and adjoining rural hinterland.

Shrewsbury is the county town for Shropshire with a borough population of about 90,000.

ACCOMMODATION *(all measurements are approximate and are given on a net internal floor area basis)*

Ground Floor:

Sales Area

Frontage to Mall	3.20m
Principal Glazed Frontage	6.80m
Depth	7.73m

Net Internal Floor Area: **41.83 sq m (450 sq ft)**

Kitchenette 5.33 sq m (57 sq ft)

Toilet

TENURE

The property is to be held on a new lease of 6 years with a rent review/tenant's break option after 3 years. The rent in the first year will be £8,750pa rising to £9,000pa in years 2 and 3.

TOWN PLANNING

The existing use is for retail within Class A1 of the Town & Country Planning Act (Use Classes) Order 1987. It is suitable for a range of trades, provided they do not conflict with or compete against the supermarket or other support shops.

COSTS

Each side to pay their own legal costs in respect of the transaction.

VAT

All prices mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. Please note the landlord has elected to charge VAT on the rent.

LOCAL AUTHORITY

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND 0345 678 9000

RATING ASSESSMENT

Rateable Value:	£6,700
Rates Payable 2016/2017:	£3,243 pa*

Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

** The rateable occupier of the premises may qualify for Small Business Relief immediately and from April 2017 may qualify for 100% rates relief. Please ask for further information.*

FIXTURES & FITTINGS

Items usually classed as tenants fixtures and fittings including shelving, counters etc. are included in the sale. The existing stock (wools, etc.) is to be purchased separately at valuation.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating Assessment: D (76)

BUSINESS DETAILS (Accounts on request, disclosure agreements apply).

The existing occupier has been trading for 7 years as a sole trader but trading under the name of Anca Wools and with a current turnover of £63,000. The business has grown successfully and the shop has become a significant centre for patchwork and sewing. Evening classes covering dressmaking, home furnishings and patchwork etc. are consistently oversubscribed. Day workshops for patchwork appliqué, knitting, crochet, toy and bag-making cover a customer base from beginner to more experienced and are often tailored directly to customer requests. Children's holiday workshops and children's birthday parties have increased the customer base.

A solid customer base and diversity of products ensures a consistent footfall. Expansion into developing the online webshop is planned by the end of 2016, as again the website and Facebook page has a loyal following which offers plenty of scope for increasing revenue.

VIEWING/FURTHER INFORMATION

Strictly by arrangement with Cooper Green Pooks contact Alessio Dyfnallt 01743 276666.





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Regulated by RICS

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