



**Unit 7, The Parade, 22 Bradford Street,  
Shifnal, Telford, Shropshire, TF11 8DL**

- Ground floor retail unit 207 sq ft
- Established shopping parade
- Adjacent to large public car park
- Ideal for start-up or established small business

# Unit 7, The Parade Shifnal

## LOCATION

The property is located in Shifnal, an important market town close to Telford, having a variety of local shops and traders. The town is expanding with many new housing sites being developed and adding to the population growth.

The property itself forms part of a busy shopping parade in the town centre, which connects Bradford Street to the popular public car park situated off Aston Street.

## DESCRIPTION

The property comprises a lock-up shop unit with a ground-floor sales area. The shop front presents an attractive appearance to the walk through to the car park.

The size and character of the shop means that it will appeal to many different users who are looking for a good shop frontage and passing trade. It is one of eight shops in the row, which attract local shoppers and those walking through from Bradford Street to the nearby car park.

## ACCOMMODATION

|            |           |            |
|------------|-----------|------------|
| Sales Area | 207 sq ft | 19.25 sq m |
|------------|-----------|------------|

## SERVICES

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

## PLANNING

The property currently has planning permission for Class E use of the Town and Country Planning (Use Classes) Order 1987 (as amended).

## LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA - Tel: 01952 380000.

## TENURE

Leasehold: The property is available to let on a new lease on terms to be agreed.

## SERVICE CHARGE

The Tenant to pay a service charge for the repair and maintenance of the communal areas

## BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the upcoming 2026 Rating List is £3,600.



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## RENT

Quoting rent £4,000 pax

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of B-50

## 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.

## ANTI MONEY LAUNDERING

A successful purchaser/tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

## VIEWING

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

Contact: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: [nathan@andrew-dixon.co.uk](mailto:nathan@andrew-dixon.co.uk)

Ref: BNF/3633



Printcode: 202672

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