

TO LET

CAFE, FOOD ENTERPRISE CENTRE, 24 VANGUARD WAY, SHREWSBURY, SY1 3TG



LOCATION



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24 VANGUARD WAY IS SITUATED WITHIN THE BATTLEFIELD ENTERPRISE PARK IN SHREWSBURY, SHROPSHIRE, SY1 3TG. THE AREA IS IN A WELL-ESTABLISHED BUSINESS HUB, HOSTING A VARIETY OF COMPANIES ACROSS DIFFERENT SECTORS.

THE AREA IS EASILY ACCESSIBLE VIA THE A49 ROAD, CONNECTING TO SHREWSBURY TOWN CENTRE AND THE WIDER SHROPSHIRE REGION. NEARBY AMENITIES INCLUDE RETAIL PARKS, RESTAURANTS AND OTHER BUSINESSES AND VISITORS.



PHOTOS



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DETAILS



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DESCRIPTION

- PROMINENT LOCATION ON BATTLEFIELD ENTERPRISE PARK, SHREWSBURY
- TOTAL ACCOMMODATION – 1,139 SQ.FT
- KITCHEN – 278 SQ.FT
- LOUNGE – 489 SQ.FT
- KITCHEN CIRCULATION – 315 SQ.FT
- COLD STORE – 30 SQ.FT
- KITCHEN STORE – 26 SQ.FT
- ROADSIDE FRONTAGE
- SUITABLE FOR CAFÉ USAGE AND SIMILAR
- FULLY EQUIPED KITCHEN, INCLUDING STORAGE AND WALK IN FRIDGE
- TERRACE
- CLOSE TO AMENITIES

TERMS OF LEASE

- PREMISES AVAILABLE BY WAY OF A NEW LEASE FOR A TERM FROM 3 YEARS. RENT FREE PERIOD, SOFT OPENING AND BREAK OPTION CAN BE NEGOTIATED

LEGAL COSTS

- THE LANDLORD ASKS THE IN-GOING TENANT TO PAY £150 FOR THE LEGAL COSTS

RENTAL

- £13,200 PER ANNUM PLUS VAT. TENANT IS RESPONSIBLE FOR BUSINESS RATES, SERVICE CHARGE, UTILITIES AND OTHER OUTGOINGS

ENQUIRIES



CAFE, FOOD ENTERPRISE CENTRE, 24 VANGUARD WAY, SHREWSBURY, SY1 3TG

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zoopla

