

# SHREWSBURY

## LRU4 Lower Level Darwin Centre

# TO LET

(subject to Vacant Possession)

### Location

The unit is located within the lower 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

Further details on request

### Service Charge

£117,194 per annum

### Business Rates

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

Rateable Value                      £76,500

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.



### Accommodation

Ground Floor	10,552 sq. ft.	980.3 sq. m.
Basement	1,449 sq. ft.	134.6 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

D79

### Viewing

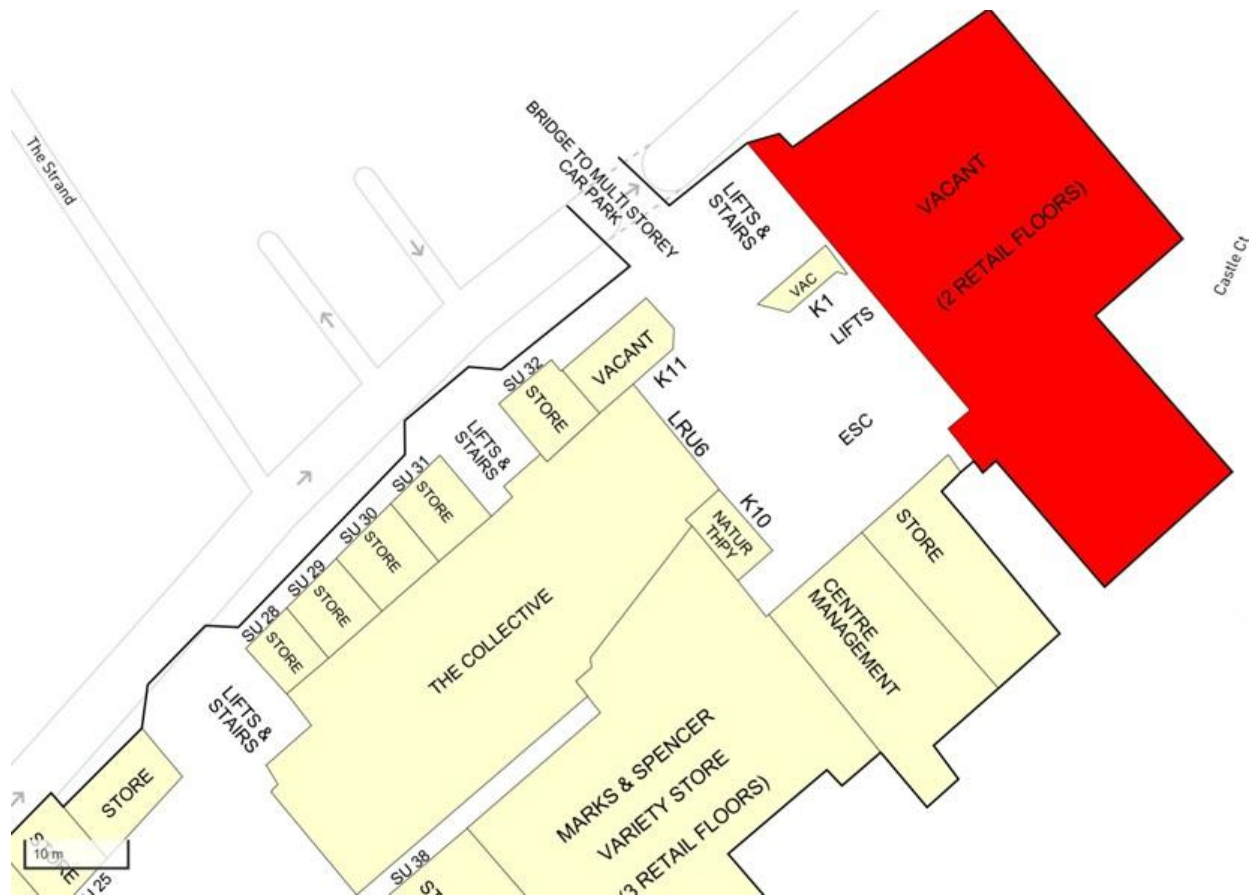
Strictly by appointment through the agents

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