

BULLEYS

CHARTERED SURVEYORS



01902 713333

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

RETAIL UNIT

**1,602 sq ft
(149 sq m)**



**8 BRADFORD STREET, SHIFNAL,
TF11 8AT**



- ◇ Prime high street location
- ◇ Open plan retail unit with kitchenette and WCs.
- ◇ Double fronted detached retail unit.
- ◇ M54 within 2 miles.
- ◇ Shifnal Train Station within 1 mile.
- ◇ Gas heated (Not tested).

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LOCATION

Bradford Street in Shifnal occupies a well connected position just 4 miles east of Telford and around 13 miles west northwest of Wolverhampton, offering convenient access to regional centres.

The town sits close to the M54, with Junction 4 approximately 2 miles away, providing swift links to the wider West Midlands and the national motorway network. The property is also within walking distance to Shifnal Train Station.

The unit occupies a highly visible position on Bradfield Street, Shifnals main retail location.

DESCRIPTION

The detached property comprises a highly prominent road side retail building situated on Bradford Street in Shifnal.

The ground floor provides a double fronted, open plan retail area together with a rear WC, kitchenette and store.

The property has a front glazed pedestrian entrance which sits in between two large display bay windows.

ACCOMMODATION

Internal areas approximately:

	sq ft	sq m
Total	1,602	149

RENT

Please contact the agents for full details.

PLANNING

Interested parties are advised to make their own enquiries with Shropshire Council on 0345 678 9000.

RATES

We are advised by Valuation Office Agency website that the current assessment is as follows:

Rateable Value: £27,000

Rates Payable: £11,664 (April 2025/26)

The above rates payable figure does not take into account Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

EPC

An EPC has been carried out on this unit. The unit has been graded as follows:-

D 82

WEBSITE

Photography and further information is available at bulleys.co.uk/bradfordstreet

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Wolverhampton office on 01902 713333

Details prepared 02/26