

TELFORD

40

SOUTHWATER TELFORD CENTRE

TF3 4DE

PRIVATE & CONFIDENTIAL
STAFF UNAWARE

PRIME FULLY FITTED RETAIL UNIT
AVAILABLE BY WAY OF AN
ASSIGNMENT

Location

The unit occupies a prominent position on Southwater within the Telford Centre, adjacent to **Ryman** and **Deichmann** with other occupiers in the near vicinity including **Holland & Barrett, The Works, Shoe Zone** and **Specsavers**.

The Telford Centre is a regional centre of more than 1 million sq ft and one of the largest covered shopping centres in the UK. Anchor tenants include Frasers, M&S, Primark, Next, H&M, Footlocker, JD Sports and Sportsdirect. Footfall is some 15 million.

Accommodation

The property is arranged on ground floor and basement and has the following areas:

Ground Floor	1,791 sq ft	166.4 sq m
Basement	1,386 sq ft	128.8 sq m

Lease/Rent

The property is available by way of an assignment of a 10 year lease from 26 September 2022, at a rent of **£65,000 per annum**.

EPC

B 49.



Service Charge

A service charge is payable on this property. Please contact the agents for further information.

Business Rates

Rateable Value (2026) £69,000

Interested parties are advised to make their own enquires on 01952 382444.

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.

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.

Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver on 07795 348079

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