

# ARROW POINT RETAIL PARK

BRIXTON WAY | SHREWSBURY | SV1 3GB



## RETAIL UNITS TO LET

From **4,564 - 26,113 sq ft** (424 - 2,426 sq m)

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GOOGLE MAPS →

## DESCRIPTION

Arrow Point Retail Park is a modern out of town Retail Park with retailers including Charlies, Poundstretcher and Tile Choice. The site benefits from 176 car parking spaces. Brixton Way also has the following retailers, Matalan, Iceland, B&M, and Farmfoods.

- **REINFORCED CONCRETE FLOOR TO 35KN/M2**
- **KINGSPAN CLADDING**
- **GLAZED DISPLAY WINDOWS**
- **ELECTRICALLY OPERATED ROLLER SHUTTER DOORS**
- **ABILITY TO COMBINE UNITS IF REQUIRED**
- **EAVES HEIGHT 7M TO FRONT ELEVATION**

CLICK TO ZOOM →



## LOCATION

Arrow Point Retail Park is located approximately 2.5 miles north of the town centre, within the Harlescott regeneration area. Arrow Point occupies a prominent location fronting onto Brixton Way.

The town centre of Shrewsbury is easily accessible by excellent road connections. The Shrewsbury by-pass (A5125) to the north provides convenient access to the M54 Motorway, M6 Motorway and M6 Toll Road – linking Shrewsbury to Telford (15 miles), the West Midlands Conurbation (32 miles).

## DEMOGRAPHICS

The County Town of Shrewsbury has a total residential population of approximately 95,000 persons (2001 census) rising to approximately 175,000 within a 12 mile radius of the town and a retail shopping population up to 150,000 (source CACI Ltd).



## ACCOMMODATION

Subject to vacant possession, units are available from 424 - 2,426 sq m (4,564 - 26,113 sq ft).

## PLANNING

The units have planning consent for Bulky Goods Retail consent examples of which are some of the following uses:

- DIY
- Electrical Goods
- Soft furnishing and Homeware
- Kitchens and Bathrooms
- Office Equipment
- Car Accessories
- Pet Store
- Boating and Caravanning

Other uses considered subject to consent.



## LOCAL OCCUPIERS INCLUDE:







## TENURE

Available on new full repairing and insuring terms for a term of years to be agreed.

## RENTAL

Rent on application.

## SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

## RATES

To be confirmed.

## SERVICE CHARGE

A service charge is provided to cover the repair and maintenance of the common structure, areas and the centre's car park, subject to review.

## LEGAL COSTS

Each party to pay their own legal costs.

## VAT

VAT will be payable.

## VIEWING

Strictly via sole agents:

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