



6 High Street, Market Drayton, TF9 1PY

High street retail unit to let

Summary

Tenure	To Let
Available Size	715 sq ft / 66.43 sq m
Rent	£9,600 per annum
Rates Payable	£5,114.75 per annum small business rates relief may apply
Rateable Value	£10,250
BER Rating	E (113)

Key Points

- Prominently located ground floor lock up shop unit.
- Suitable for a variety of commercial uses subject to statutory consents
- Total Net Internal Area of Approximately 715 sq ft (66 sq m)
- Fully glazed shop and located in the town centre of Market Drayton.

DESCRIPTION

The property comprises of a ground floor lock up shop unit that fronts onto High Street with a Total Net Internal Floor Area of approximately 715 sqft (66 sq m). The property would lend itself to a variety of potential uses subject to statutory consents. The property benefits from a glazed shop front and has 2 parking spaces to the rear. The shop unit has a secondary access from Cross Street. The property is arranged to provide open plan retail sales and welfare and ancillary facilities.

LOCATION

The property is prominently located fronting onto High Street in the town Market Drayton and is located close to the junction of High Street with Shropshire Street. The surrounding occupiers include Hair Boulevard, All Sorts, Tudor House and Dourish and Day.

Market Drayton is an established market town in North Shropshire with a population of about 12,000 people. The town is located approximately 20 miles from the County Town of Shrewsbury and approximately 19 miles from the town of Telford and approximately 20 miles from the city of Stoke.

TENURE

The property is offered to let on a Tenants Full Repairing and Insuring lease for a length of term by negotiation with rent reviews at 3 yearly intervals.

PLANNING

Interested parties should make their own enquires.

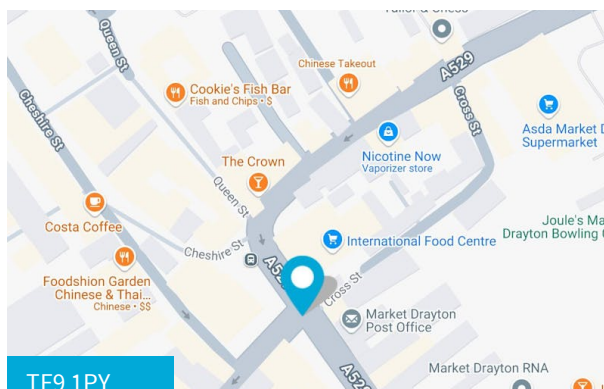
The property is understood to benefit from planning consent for retail use falling within Use Class E.

The property would lend itself to a variety of a commercial uses, subject to any statutory consents.

SERVICES

(Not tested at the time of our inspection)

We understand that mains water, drainage and electricity are connected to the property.



Viewing & Further Information JAMES EVANS

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