

FOR SALE
OR TO LET

TOWN CENTRE RETAIL UNIT

10-12 Shropshire Street, Market Drayton,
Shropshire, TF9 3BY

Halls¹⁸⁴⁵

COMMERCIAL



FOR SALE OR TO LET – PROMINENTLY LOCATED TOWN CENTRE RETAIL OPPORTUNITY

- Well positioned retail/convenience shop totalling 1,021 sq ft (94.9 m sq)
- Significant retail frontage onto Shropshire Street
- Shop benefits from valuable planning consent for A1 use
- Immediately available with vacant possession
- Asset management potential

PRICE: Offers in the region of £70,000 (Exclusive)

RENT: £7,500 per annum (Exclusive)

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LOCATION

The property is prominently located on Shropshire Street in the centre of the Market Drayton. The town has a population of 11,773 (2011 census), which is an increase of 8.1% on the 2001 figure.

The town has a number of a number of employers including Müller and Kerry Group. Market Drayton is a north Shropshire market town, located approximately 20 miles north east of Shrewsbury, 18 miles south west of Stoke-on-Trent and 22 miles north of Telford.

The town benefits from excellent road communications being located on the A53, which connects Stoke-on-Trent with Shrewsbury. The town is seeing significant inward investment in areas such as Tern Valley Business Park.

DESCRIPTION

The property offers a ground floor retail premises, which was previously trading as a convenience store.

The property would suit a number of uses, offering a large flexible space with significant street frontage.

ACCOMMODATION

The property provides the following accommodation and has been measured in Accordance with the RICS Code of Measuring Practice. The areas have been measured on Gross Internal Floor areas.)

	sq ft	m sq
Retail Zone A	520	48.3
Retail Zone B	286	26.6
Internal Storage	193	18
Staff Toilets	22	2.1
Gross Internal Area	1,021	94.9

PLANNING

The existing use is within A1 (Shops) of the Town and Country Use Classes Order 1987.



01743 450 700

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SERVICES

(Not tested at the time of inspection.)

Mains water, electricity and drainage are connected to the property.

Prospective purchasers/tenants are to rely on their own enquiries.

RATEABLE VALUE

Interested parties should make their own enquiries to the local authority. We have made non verbal enquiries to the local authority and have been advised as follow:

Rateable Value 2019/20 £5,574

Rates Payable 2019/20 £2,737

Interested parties should make their own enquiries.

TENURE

The property is offered for sale or to let by way of a new lease for a length of term by negotiation. Further details available from the selling agents on request. The property is held under ownership via Property Title Number WA470565.

PRICE

Offers in the region of £70,000 (Seventy Thousand Pounds) (Exclusive)

RENT

£7,500 (Seven-Thousand Five Hundred Pounds) to be paid quarterly in advance by standing order.

EPC

D (84)

LOCAL AUTHORITY

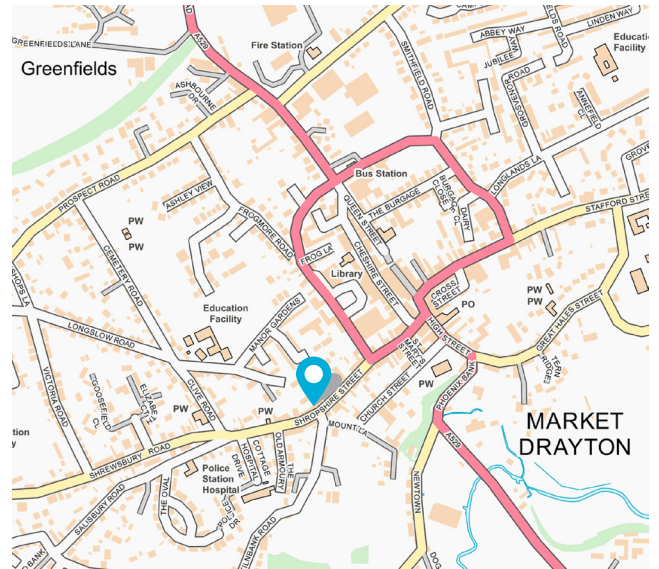
Shropshire Council, Shirehall,
Abbey Foregate, Shrewsbury, SY2 6ND
Telephone: 0345 678 9000

LEGAL COSTS

Each party should be responsible for their own legal costs.

VAT

All prices and figures shown are exclusive of VAT. It is understood that the property is not elected for VAT.



VIEWING

Strictly by prior arrangement with the joint agents. For more information or to arrange a viewing, please contact:

James Evans
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E: james.evans@hallsgb.com

Ben Hughes
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