

RORY MACK

ASSOCIATES



**THE WILLIAM CHESTER,
20 SHROPSHIRE STREET,
MARKET DRAYTON,
SHROPSHIRE, TF9 3BY**

**TO LET
£13,000 PAX**

- Ground floor former public house
- NIA: 907 sq ft including lounge area and bar plus outside seating at rear
- Could suit alternative use such as retail, café or office
- Town centre location 50 yards from pay and display parking
- EPC – Band C (75)



THE WILLIAM CHESTER

20 SHROPSHIRE STREET

MARKET DRAYTON, TF9 3BY

GENERAL DESCRIPTION

A mid terraced former public house located in the centre of Market Drayton close to other drinking establishments. The William Chester previously operated as a traditional pub with outside seating and is now available to run as a public house or alternative use such as café, retail, leisure or offices. The ground floor property retains many of its attractive features including the bar and original frontage and benefits from the original wood floor, attractive pendant lighting, plastered ceilings, original fireplace in the lounge and block paved floor in the outdoor seating area. The former pub comprises a bar area with double fronted windows onto Shropshire Street, darts area, lounge, ground floor cellar area, mens and ladies toilets and a large outdoor seating area to the rear.

LOCATION

The William Chester is located on Shropshire Street, part of the one way system that runs through the centre of Market Drayton and is surrounded by a number of similar pubs and eateries.

SERVICES

We understand that mains water, drainage, gas and electricity is available. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

BUSINESS RATES

Rateable Value: £10,900

Rates Payable: £5,439.10 pa (25/26)

Note: If you qualify for Small Business Rates you should be entitled to a 100% rates payable exemption.

TENURE

Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

ACCOMMODATION

Ground floor

Main bar area: 384 sq ft

Darts/seating area: 115 sq ft

Lounge: 241 sq ft

Cellar: 143 sq ft

Office: 24 sq ft

Ladies: --

Gents: --

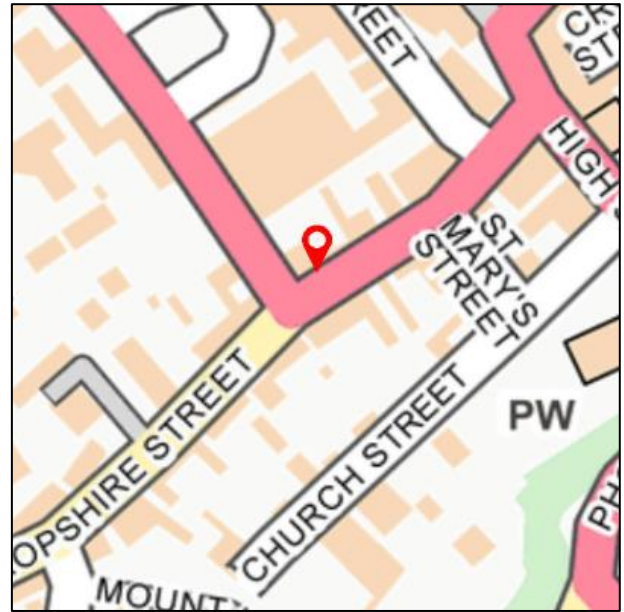
Total NIA: 907 sq ft

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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20 SHROPSHIRE STREET
MARKET DRAYTON, TF9 3BY



OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements