



Former Countrywide Store, Bert Smith Way Adderley Road Estate, Market Drayton, TF9 3SN

- Retail Warehouse arranged in three bays extending to 6,720 sq ft (624 sq m)
- Plus additional mezzanine floor extending to 1,085 sq ft (101 sq m)
- Large secure yard/car parking area to the front of the unit
- Suitable for similar retail uses, or other business use subject to planning consent

Countrywide Store

Market Drayton

LOCATION

The property is located on the A529 Adderley Road approximately 0.5 miles north of Market Drayton town centre. It lies on Bert Smith Way, which connects with Adderley Road, which in turn connects with the A53 providing access to Junction 15 (Stoke on Trent) of the M6 motorway approximately 13 miles to the east. The A53 also connects to the A41 and Junction 6 of the M54 approximately 19 miles to the south.

The property itself is situated in an established commercial location and approached via a shared access off Bert Smith Way. Nearby occupiers including Travis Perkins and a Morrison's supermarket.

DESCRIPTION

The property comprises a semi-detached single storey retail warehouse of steel portal frame construction with part brick and part steel clad elevations beneath a pitched insulated roof incorporating translucent roof lights. The building is accessed via two roller shutter doors to the front elevation.

Internally, the unit is arranged in three bays, having an eaves height of approximately 14ft 2ins (4.3m) and a concrete floor throughout. The accommodation is predominantly open plan, but includes an enclosed ground floor office with WC facilities to one corner with a kitchenette and staff room above. The middle bay also includes a mezzanine level.

The property benefits from a mixture of sodium and fluorescent lighting throughout, together with oil fired warm air heating.

Outside, there is a substantial tarmac yard/car parking area to the front of the building and the site is fully secured with palisade fencing.

ACCOMMODATION

Retail warehouse	6,720 sq ft	624 sq m
Mezzanine	1,085 sq ft	101 sq m

SERVICES (NOT CHECKED OR TESTED)

We understand that mains water and drainage are available or connected to the property. There is also a 3-Phase electricity supply and an oil fired heating unit with a 5,000-litre tank on site. Interested parties are advised to make their own enquiries in this regard.



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PLANNING

We understand the property has planning permission for uses within Class B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

The property was previously let to Countrywide Stores. The current planning permission provides for similar retail uses.

TENURE

Leasehold: The property is available to let based on a new FRI lease on terms to be agreed.

RENT

Rent upon application.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND - Tel: 0345 678 9000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £21,750.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of B(49).

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3488

Or via the Joint Agent - Barbers Rural

Tel: 01630 692500



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What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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