

FIRST FLOOR COMMERCIAL PREMISES



**The Old Ballroom, 1A Stafford Street**  
**Newport, Shropshire, TF10 7LU**

- Self-contained commercial space within historic character building
- First floor accommodation extending to 3,102 sq ft (288.19 sq m)
- Central location in popular market town of Newport
- Suitable for a variety of uses subject to planning permission

# The Old Ballroom

## Stafford Street, Newport

### LOCATION

Newport is a market town in North Shropshire with a population of circa 15,000. It lies on the Shropshire and Staffordshire border approximately 6 miles north of Telford and 12 miles west of Stafford. There is easy access to Telford via the A518 and the A41 links, with Junction 3 of the M54 motorway some seven miles to the south.

The property itself enjoys a prominent position in the centre of the town, being situated at the roundabout junction between High Street, Stafford Street and St Mary's Street. Newport benefits from a long established retail core along the High Street, which connects with St Mary's Street close to the centre of the town.

### DESCRIPTION

The property comprises character accommodation within Newport Market Hall. This Italianate, Grade II listed building was purpose built as an indoor market hall in 1860 and later utilised as a town hall and social venue with a court room on the ground floor.

The subject premises is situated on the first floor of the building and comprises a former Ballroom, which has most recently been utilised as a fitness studio and function venue. The accommodation is self-contained, having a private access from the ground floor directly off Stafford Street.

Internally, stairs rise from the ground floor to good sized landing area midway, with a further small set of stairs leading to a large function room/studio off which are three additional rooms/stores. The main area benefits from high ceilings with Cornice edging and three ceiling roses, completed by almost full height windows and wooden board flooring.

The property has the use of communal WC facilities within the market hall.

### ACCOMMODATION

Ground floor entrance with stairs		
Mid landing area with stairs	495 sq ft	45.99 sq m
First floor entrance reception	151 sq ft	14.03 sq m
Hallway	371 sq ft	34.47 sq m
Main function room	1,830 sq ft	170.01 sq m
Ancillary/stores	255 sq ft	23.69 sq m
<b>Total Area</b>	<b>3,102 sq ft</b>	<b>288.19 sq m</b>

### SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property.



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### PLANNING

The property is currently utilised as a fitness studio and function venue. However, it is suitable for a variety of commercial uses, subject to the necessary planning consent. Interested parties are advised to make their own enquiries via the Local Planning Authority.

### TENURE

Leasehold: The property is available to let on a new lease on terms to be negotiated. Please contact the agent for further details.

### RENT

Rent upon application.

### LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA  
Tel: 01952 380000.

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £8,700 with a future estimated rateable value (from 1 April 2023) of £9,900.

### ENERGY PERFORMANCE CERTIFICATE

An EPC is not applicable as the market hall is a Grade II listed building.

### 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.

### 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](mailto:nathan@andrew-dixon.co.uk)

**Ref: BNF/3146**

Joint Agent: Davies White & Perry, Newport

Contact Tel: 01952 811003



Printcode: 201614

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