



## Former Food Hall, Newport Market Hall Stafford Street, Newport, Shropshire, TF10 7LU

- Self-contained ground floor accommodation within historic character building
- Former food hall extending to approximately 3,600 sq ft (334.44 sq m) providing open plan space, which is being refurbished to a high standard by the landlord
- Central location in popular market town of Newport
- Suitable for A1 retail or A3 restaurant/cafe uses (subject to planning permission)

# Former Food Hall

## Newport, Shropshire

### LOCATION

Newport is a thriving market town in North Shropshire, which lies on the Shropshire and Staffordshire border approximately 6 miles north of Telford and 12 miles west of Stafford. The town enjoys easy access to Telford via the A518 and the A41 links with Junction 3 of M54 motorway some 7 miles to the north.

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.

The property itself is situated within Newport Market Hall, a substantial two-storey Grade II listed building, which is located at the roundabout junction between High Street, Stafford Street and St Mary's Street. The building accommodates a number of local retail/commercial users including Just William, Gunero and Pulse Fitness. The subject property fronts onto the Stafford Street elevation.

### DESCRIPTION

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

The subject property is situated on the ground floor of the building and comprises a former food hall. The accommodation is self-contained with the main access directly off Stafford Street and a rear access off St Mary's Street. It currently provides a large open plan area with character features including exposed brickwork, arched iron framed windows and flagged floors.

The landlord intends to refurbish the accommodation to a high standard, to include the installation of private service facilities (toilets, kitchen and stores). Potential tenants' requirements/specification will be taken into account.

Outside, car parking is available in the shared car park to the rear of the building and in the large public car park at Stafford Street.

### ACCOMMODATION

Former Food Hall 3,600 sq ft 334.44 sq m

### SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property, however interested parties are advised to make their own enquiries.



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### PLANNING

It should be noted that the property forms part of a Grade II listed building within Newport Conservation Area. The demise currently has planning consent for uses within Class A1 of the Town & Country Planning Act 1987 (Use Class Order 2005).

However, the property does lend itself towards A3 use, subject to planning permission. A pre-application has been undertaken with the Local Planning Authority, who are favourable towards this type of scheme subject to any proposed works being sympathetic to the historic nature of the building and the retention of certain character features. Further details available upon request from the agent.

### TENURE & RENT

Leasehold: The property is available to let on a new full repairing and insuring lease upon completion of the refurbishment works. Exact terms to be agreed. Rent upon application.

### SERVICE CHARGE

A modest service charge will be levied by the landlord to cover the cost of waste disposal.

### LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire - Tel: 01952 380000.

### BUSINESS RATES

The property will need to be re-assessed for business rates in due course.

### ENERGY PERFORMANCE CERTIFICATE

The property forms part of a listed building and therefore an EPC is not required.

### 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: Andrew Dixon MRICS

Direct Line: 01952 521005 Mobile: 07957 828 565

Email: [andrew@andrew-dixon.co.uk](mailto:andrew@andrew-dixon.co.uk) Ref: JAGD/3146K



Printcode: 201936

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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.

ANDREW DIXON  
& COMPANY

[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW

Telephone : 01952 521000

Fax : 01952 521014

Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)