

ANDREW DIXON  
& COMPANY

Chartered Surveyors &  
Commercial Property Consultants

TO LET

OFFICE PREMISES



## Units 2-3 and Unit 4, Betton Mill, Betton Road Market Drayton, Shropshire, TF9 1HH

- Self-contained office suites from 619 to 835 sq ft (57.49 to 77.55 sq m)
- Allocated car parking spaces on site (additional spaces by negotiation)
- Attractive location adjacent to the Shropshire Union Canal
- Larger suite may be split if required

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# Units at Betton Mill

## Market Drayton

### LOCATION

Market Drayton is a small market town in north Shropshire located close to the Welsh and Staffordshire border and approximately 20 miles from Telford and Shrewsbury.

Betton Mill itself lies approximately 1.5 miles northeast of the town centre in an idyllic location adjacent to the Shropshire Union Canal. It can be accessed from the town centre via the Stafford Street/Newcastle Road, which leads onto the A53, turning left onto Betton Road. Proceeding along Betton Road, the property is situated on the right hand side next to the Shropshire Union Canal.

### DESCRIPTION

Betton Mill is a detached three-storey building, which has been converted to provide self-contained office accommodation on the ground floor and residential apartments on the upper floors.

The subject property comprises two separate ground floor office suites offering open plan working space with communal WC facilities within the building. Units 2-3 are interlinking and currently available as a single demise (although the landlord may consider splitting them if required).

The units are accessed from a covered walkway via a communal lobby, off which are located the ladies and gents WC facilities.

The offices benefit from carpeted floors, painted brick block walls, plaster board ceilings and strip lighting. Unit 3 also incorporates a kitchenette.

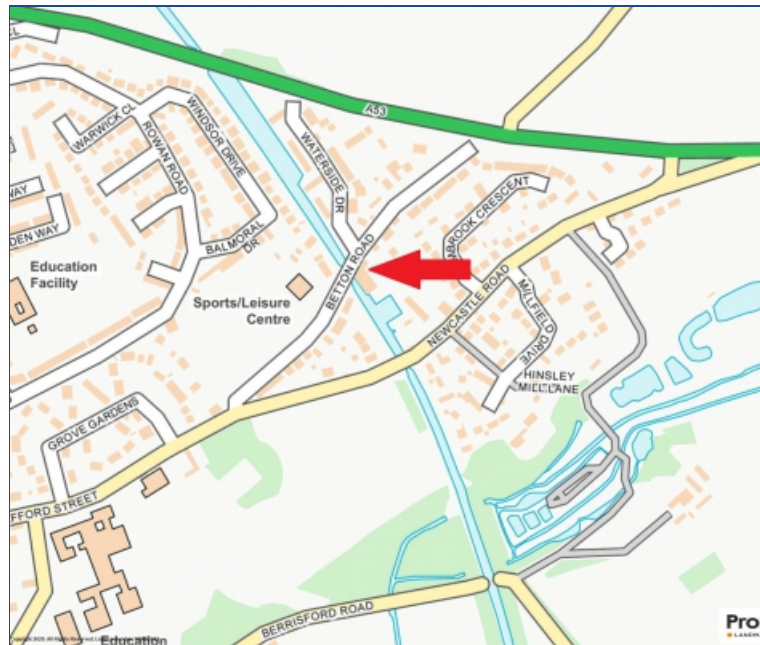
Outside, there is one car parking space allocated to Units 2-3 and one space for Unit 4. Additional car parking to the rear of the building may be available at the discretion of British Waterways.

### ACCOMMODATION

Unit 2	329 sq ft	30.57 sq m
Unit 3	506 sq ft	46.98 sq m
<b>Total</b>	<b>835 sq ft</b>	<b>46.98 sq m</b>
Unit 4	619 sq ft	57.49 sq m

### SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



**Consumer Protection From Unfair Trading Regulations 2008:** Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



### PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority.

### TENURE

Leasehold: The units are available to let on full repairing and insuring leases for a minimum term of 3 years or multiples thereof.

### RENT

Units 2-3 are available together at a rent of £7,500 per annum.  
Unit 4 is available at a rent of £5,750 per annum.

### SERVICE CHARGE

An annual service charge is payable towards the maintenance and repair of the common parts. For further details please contact the agent.

### LOCAL AUTHORITY

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

### BUSINESS RATES

According to the Valuation Office Agency website, Units 2-3 currently form part of a larger assessment with Unit 4a of £7,200 and will need to be re-assessed separately. Unit 4 has a rateable value of £2,700.

### ENERGY PERFORMANCE CERTIFICATE

Units 2-3 have an Energy Rating of E(107).  
Awaiting EPC for Unit 4, but this should be available shortly.

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

Ref: BNF/3684



Printcode: 20201110

### 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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