



Ground Floor Retail Unit, 5 Queen Street Market Drayton, Shropshire, TF9 1PX

- Ground floor retail premises extending to approx. 512 sq ft (47.6 sq m)
- Asking rent £6,500 per annum exclusive
- Town centre location with public car parking available close by
- Nearby occupiers include Costa Coffee, WH Smith and Greggs

5 Queen Street Market Drayton

LOCATION

The property is located in Market Drayton town centre, being positioned close to the main retail area of Cheshire Street. Nearby occupiers include Costa Coffee, WH Smith and Greggs.

Market Drayton is a north Shropshire market town with a population of 12,000, which lies approximately 20 miles northeast of Shrewsbury, 14 miles southwest of Newcastle-under-Lyme and 22 miles north of Telford.

DESCRIPTION

The property comprises a mid-terraced ground floor retail unit, which forms part of a larger three storey building incorporating residential apartments on the upper floors.

The shop enjoys a glazed frontage onto Queen Street and is accessed via a single pedestrian entrance door to the front.

Internally, the property has most recently been utilised as a bridal shop and comprises a basic retail area with WC facilities to the rear.

The accommodation benefits from a suspended ceiling with integrated LED lighting and a laminate floor.

Car parking is available nearby in the Queen Street public car park.

ACCOMMODATION

Net Internal Area	512 sq ft	(47.6 sq m)
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SERVICES

We understand that mains electricity and water are connected to the property. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

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

TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed.



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RENT

The quoting rent £6,500 per annum exclusive.

SERVICE CHARGE

A service charge is levied by the landlord for the maintenance and repair of the communal areas. Further details available from the agent.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2023 rating list is £7,300.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(72).

VAT

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

LEGAL COSTS

The tenant to be responsible for the landlord's reasonable legal costs in the preparation of the lease.

VIEWING

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

Contact: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/3638



Printcode: 202479

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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