ANDREW DIXON & COMPANY

TO LET

Chartered Surveyors & Commercial Property Consultants



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

Tel: 01952 521000 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

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)	

SERVICES

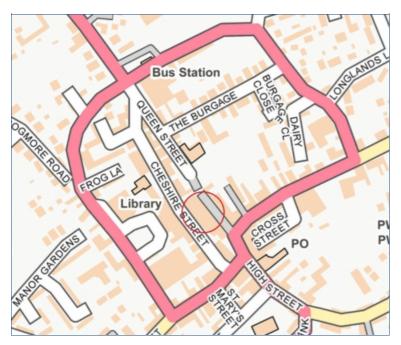
We understand that mains electricity and water are connected to the property. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

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.





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



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

Printcode: 20247

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, and for or constitute, and 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.

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