



Retail Premises, 17 High Street Market Drayton, Shropshire, TF9 1QB

- Ground floor retail unit extending to approximately 797 sq ft (74.07 sq m)
- Includes large rear sales area and WC facilities
- Town centre location fronting onto busy High Street
- Potential for additional outside seating/sales area to the rear

17 High Street Market Drayton

LOCATION

The property is located in Market Drayton, a North Shropshire market town with a population of approximately 12,000, which lies some 20 miles northeast of the county town of Shrewsbury, 14 miles southwest of Newcastle-under-Lyme and 22 miles north of central Telford.

The property itself is situated in Market Drayton town centre fronting onto a busy High Street, which has recently seen the opening of more new shops. The whole of the town centre presents a positive shopping experience.

DESCRIPTION

The property comprises a ground floor retail unit, which forms part of a larger Grade II listed building in the town centre.

The shop provides an attractive sales area with bay window to the front and to the rear there is a large sales area and WC facilities.

The rear sales area gives access to an enclosed yard, which could be included in the letting dependent on tenant's requirements. The yard does lend itself to an outside seating/sales area if required.

On-street car parking is available to the front of the building along the High Street.

The extent and quality of the retail space cannot be appreciated without a full inspection.

ACCOMMODATION

Front sales area	292 sq ft	27.13 sq m
Rear sales area	505 sq ft	46.94 sq m
WC facilities		
Net Internal Area	797 sq ft	74.07 sq m

YARD

Rear yard may also be available and included in the letting if required.

SERVICES

We understand that mains water, drainage and electricity 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

We understand the property has planning permission for uses within Class E of the Town & Country Planning (Use Classes)(Amendment) (England) Regulations 2020.

TENURE

Leasehold: The property is available to let on a new tenant's full repairing and insuring lease for a term of 3 years, or multiples thereof, with rent reviews at 3 year intervals.

RENT

The asking rent is £8,000 per annum exclusive.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £3,250.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(87).

VAT

VAT is not payable on the rent. All other 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: Simon Beedles FRICS

Direct Line: 01952 521008

Mobile: 07375 101371

Email: simon@andrew-dixon.co.uk

Ref: SB/3758



Printcode: 20211118

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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