



## Town Centre Retail Premises

**6 St Mary's Street, Newport, Shropshire, TF10 7AB**

- Self-contained single storey retail unit extending to 667 sq ft (61.9 sq m)
- Forming part ground floor of attractive Grade II listed building
- Vehicular access to the rear with car parking for 1 car
- Town centre location in popular market town of Newport

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# 6 St Mary's Street Newport, Shropshire

## LOCATION

Newport is a thriving market town in North Shropshire, lying on the Shropshire and Staffordshire border approximately 5 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 the M54 motorway some 7 miles to the north.

Newport has a long established retail core along the High Street, which connects with St Mary's Street close to the centre of town. There are a range of local and national amenities and services available, with High Street retailers including Costa Coffee, Subway, Greggs and Coral. Food retailers in the town include Waitrose, Aldi and Lidl.

The property itself is situated at the top end of St Mary's Street close to The Square. It adjoins a number of other local shops and is opposite Box of Goodness farm shop and coffee house and within short walking distance of St Nicholas Church.

## DESCRIPTION

The property comprises a ground floor retail unit, which forms part of a larger Grade II listed building in the centre of the town. The self-contained retail unit benefits from an attractive shop front with feature display window onto St Mary's Street.

Internally, the accommodation consists of a retail area to the front, complete with WC facilities and storage area to the rear.

Outside, vehicular access is provided to the rear of the building with 1 demised car parking space. On-street car parking is also available nearby, as well as within the town's numerous public car parks.

## ACCOMMODATION

Net Internal Area	667 sq ft	61.9 sq m
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## 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.

## LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA  
Tel: 01952 380000



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## PLANNING

We understand the property currently has planning permission for uses within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

## TENURE

Leasehold: The property is available to let from October 2025 based on a new lease on terms to be agreed.

## RENT

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

## BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £9,900.

## ENERGY PERFORMANCE CERTIFICATE

The property is currently being assessed for an EPC, which will be available shortly.

## VAT

We confirm that VAT will be payable on the rent. All figures quoted herein are exclusive of VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

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

Contact: Sam Dolphin

Direct Line: 01952 521008

Mobile: 07902 754 139

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

Ref: SJD/3145(s)



Printcode: 2025930

### 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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