



Unit 3, Frogmore Road, Market Drayton, Shrops, TF9 3EB

- Retail Unit Approx 11,512 sq ft (1,069.5 sq m) Total
- Ground Floor Retail Area 9,015 sq ft (837.5 sq m)
- Located in Prime Pedestrianised Area
- Customer Car Parking Directly Opposite
- EPC Rating C-55



Printcode: 20220324

Unit 3

Frogmore Road, Market Drayton

LOCATION

The property is situated on the corner of Frogmore Road which links directly to Chester Street in a prime pedestrianised area. The property is opposite Wilko and other retailer in the area include Argos, Boots & Iceland. There is customer car parking opposite.

DESCRIPTION

The property comprises a ground floor retail area with first floor storage.

ACCOMMODATION

All measurements are approximate:

	SQ FT	SQ M
Ground Floor Retail	9,015	(837.5
First Floor Storage	2,497	232
Total	11,512	1,069.5

RENT

£132,500 pax plus VAT

VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

LEASE

The property is available on a lease due to expire on 5th May, 2024.

TERMS

Full repairing and insuring basis.

PROPERTY REFERENCE

CA/BP/2034/a0322/ELH

LOCAL AUTHORITY

Shropshire Council Tel: 0345 678 9000.

RATEABLE VALUE

£104,000 - Valuation Office.

RATES PAYABLE

£53,040 - 2022/2023.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-55.

SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas.

LEGAL COSTS

All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

AVAILABILITY

Immediate.

VIEWING

Strictly by prior appointment with the Agent's Cannock office or via our joint Agent Burns Property Consultants Tel: 01704 834836.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991
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