

ANDREW DIXON  
& COMPANY

Chartered Surveyors &  
Commercial Property Consultants

TO LET

RETAIL PREMISES



## 26 Cheshire Street, Market Drayton Shropshire, TF9 1PF

- Ground floor retail unit extending to approximately 487 sq ft (45.3 sq m) NIA
- Town centre location with a high pedestrian footfall
- Nearby occupiers include Costa Coffee, WH Smith and Greggs
- On street car parking and public parking available nearby

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# 26 Cheshire Street

## Market Drayton

### LOCATION

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

The property itself is situated in the town centre fronting onto the main retail area of Cheshire Street. It immediately adjoins a local deli to one side and an accountancy practice to the other side. Costa Coffee is directly opposite and other nearby users include WH Smith, Savers, Argos and Greggs.

### DESCRIPTION

The property comprises a ground floor retail unit forming part of a terrace of shops fronting onto Cheshire Street. It has a glazed shop frontage and double pedestrian access doors.

Internally, the unit provides a sales/retail area to the front with a couple of steps leading down to a smaller rear area with WC facilities off. The accommodation benefits from a suspended ceiling with integrated lighting in part and strip lighting to the rear section, with laminate flooring throughout.

Outside, on-street car parking is available nearby as well within the town's public car parks, all within walking distance.

### ACCOMMODATION

Net Internal Area 487 sq ft (45.3 sq m)

### SERVICES

We understand that mains electricity and water are available and/or 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

We understand the property has planning permission for uses within Class E of the Town & Country Planning (Use Classes) Order 1987 (as amended). However, interested parties should make their own enquiries in this regard.

### TENURE

Leasehold: The property is available to lease on terms to be agreed. Please contact the agent for further details.



### RENT

The quoting rent is £6,500 per annum exclusive.

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Shrewsbury, Shropshire, SY2 6ND  
Tel: 0345 678 9003

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2023 rating list is £6,100.

Small business rates relief may mean that qualifying businesses will pay no business rates. For further information please contact the Local Rating Authority as detailed above.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(60).

### VAT

All 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: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

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

Ref: AGS/3608



Printcode: 2020714

### 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.



**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.

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