



Ground Floor Retail Premises

8 St Mary's Street, Newport, Shropshire, TF10 7AB

- Self-contained ground floor retail unit extending to 927 sq ft (86 sq m)
- Attractive Grade II Listed Building in Newport town centre
- Accommodation recently redecorated throughout
- Shared private car park to the rear
- Available circa April 2022

8 St Mary's Street Newport, Shropshire

LOCATION

Newport is a thriving market town in North Shropshire, which lies on the Shropshire and Staffordshire border approximately 6 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 of the M54 motorway some 7 miles to the north.

Newport benefits from a long established retail core along the High Street, which connects with St Mary's Street close to the centre of town.

The property itself is located at the top end of St Mary's Street close to The Square and adjoins a number of other local shops. It is opposite the 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 and recessed entrance off St Mary's Street. There is also a separate pedestrian access to the rear.

Internally, the accommodation has recently been fully redecorated throughout and provides a retail area to the front, complemented by a kitchen and WC facilities to the rear.

Outside, there is a shared private car park to the rear of the building. On-street car parking is also available nearby as well as within the town's public car parks.

ACCOMMODATION

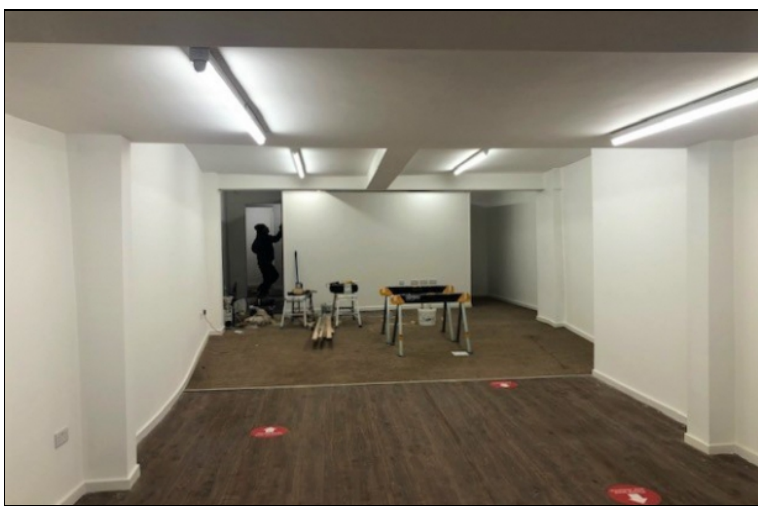
Net Internal Area 927 sq ft (86 sq m)

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.



PLANNING

It should be noted that the property forms part of a Grade II Listed Building within Newport Conservation Area. The demise currently has planning consent for uses within Class E of the Town & Country Planning (Use Classes) Order 1987 (as amended).

TENURE

Leasehold: The property will be available to let from April 2022 based on a new full repairing and insuring lease on terms to be agreed.

RENT

Rent upon application.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £10,350.

ENERGY PERFORMANCE CERTIFICATE

The property is currently being assessed. EPC available shortly.

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: Andrew Dixon MRICS

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Email: andrew@andrew-dixon.co.uk

Ref: JAGD/3146(i)

Joint Agent: Davies White Perry Newport

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Printcode: 20211221

What's this?

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