



Premises at 1-4 Drayton Road, Shawbury Shrewsbury, Shropshire, SY4 4NZ

- Mixed retail/residential investment opportunity in North Shropshire
- Established parade of 4 shops with 2 residential flats above
- On site car parking for 10 cars and 5 lock-up garages for storage
- Currently producing a rental income of £45,830 per annum

1-4 Drayton Road

Shawbury, Shrewsbury

LOCATION

The property is located in the small commuter village of Shawbury in North Shropshire, approximately 5 miles northeast of Shrewsbury and 8 miles northwest of Telford. Shawbury straddles the A54 between Shrewsbury and Market Drayton, which in turn leads to the A5/M54 motorway via the A49.

The property itself is situated in the centre of the village with vehicular access off Oak Drive, which leads to the car parking area to the rear of the building. The property has a right of way over Oak Drive, which is accessed via Wem Road (B5063).

1-4 Drayton Road enjoys a prominent roadside location fronting onto the A53 trunk road and is directly opposite the local Co-operative store. It immediately adjoins another block of shops to the west, including Mammoth Fast Food take-away and a local bakery, with The Elephant & Castle public house and car park just beyond.

There are pedestrian accesses leading to the rear of the property to either side of the building, over which there are public rights of way.

DESCRIPTION

The property comprises a detached two-storey commercial building providing a parade of 4 ground floor retail units with 2 first floor residential flats. The building sits on a site area of circa 0.11 acres (0.05 hectares) including a private car park to the rear with space for 10 cars.

Each shop is self-contained, having a large glazed display frontage and incorporating a basic retail area to the front with a store/office and WC facilities to the rear. Current occupiers include a well established fish and chip shop, hairdressing salon and craft shop.

The first floor flats are accessed from the rear of the building, with each flat having its own entrance at ground floor level with a central landing on the first floor. The accommodation consists of a lounge, kitchen diner, 3 bedrooms and a bathroom.

There are also 5 lock-up garages to the rear of the main building, essentially within the car parking area, which are rented out separately for storage.

PLANNING

We understand the shops fall within either Class E or Sui Generis use (with the latter applying to hot food take-aways) and the first floor flats have a Class C3 use under the Town & Country Planning (Use Classes) Order 1987 (as amended).



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ACCOMMODATION

Ground Floor	4 x retail units	1,398 sq ft	129.88 sq m
First Floor	2 x residential flats	1,330 sq ft	123.56 sq m
Total Net Internal Area		2,728 sq ft	253.44 sq m

*NIA excludes the lock-up garages

SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the main building, including gas central heating to the first floor flats.

TENURE

The property is available to purchase freehold subject to the occupational leases (as detailed in the Tenancy Schedule). It is intended that the property will be sold as a TOGC.

PRICE

Offers over £560,000 are invited for the freehold interest.

In accordance with current Anti Money Laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

SERVICE CHARGE

We understand a service charge and insurance rent is payable to the landlord in addition to the basic rent. Further details upon request.

LOCAL AUTHORITY

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

VAT

The property has been elected for VAT therefore VAT will be payable on the purchase price.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

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

Contact: Andrew Dixon MRICS

Direct Line: 01952 521005 Mobile: 07957 828 565

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Printcode: 2022113

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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TENANCY SCHEDULE

Demise	Tenant	Passing Rent	Lease Details
Unit 1 and Garage 1	Mrs Parminder Kaur trading as Shawbury Fish Bar	£11,000 per annum	* Lease dated 1 Aug 2012 * 21 years from 29 Sept 2012 * Expiry 28 Sept 2033 * Rent review 29 Sept 2015 and 3 yearly
Unit 2	Charlotte Elizabeth Davies	£6,500 per annum	* Lease dated 31 July 2020 * 3 years from 31 July 2020 * Expiry 30 July 2023 * Tenant option to break 31 Jan 2022 * Schedule of Condition
Unit 3	Deborah Sarah Bythell trading as Deb & Hair	£7,350 per annum	* Lease dated 1 Jan 2010 * 6 years from 8 March 2010 * Expiry 7 March 2006 * Tenant holding over
Unit 4 and Garage 3	Amanda Greenhalgh trading as CraftNutter Supplies	£9,700 per annum	* Lease dated 27 Aug 2013 * Assigned to tenant 1 Feb 2018 * 9 years from 25 March 2006 * Tenant holding over
Flat 1	Private individual	£5,520 per annum	* Rolling AST from 10 Oct 2005
Flat 2	Private individuals	£5,400 per annum	* Rolling AST from 16 Feb 2019
Garage 2	Mrs Parminder Kaur	£360 per annum	* Rolling licence from 29 Sept 2018
Garage 4	VACANT		
Garage 5	VACANT		
Total Rental Income		£45,830 per annum	

Unit 2 is effectively vacant as the tenant has exercised their option to break on 31 January 2022. The tenant has ceased trading from the premises but remains liable for the rent until lease termination. The unit is currently being marketed for lease by TSR.

Flat 1 is occupied by the same family as the fish and chip shop (Unit 1). We understand they are long standing tenants who utilise the first floor living accommodation for their staff.

RATEABLE VALUE AND ENERGY PERFORMANCE CERTIFICATE

Please see the table below for the Rateable Values of the ground floor shops in the 2017 Rating List and the Council Tax Bands for the flats; also the current Energy Ratings for all units. New EPC's have been commissioned on Unit 1 and Flat 1 and details will be available shortly.

Demise	Rateable Value/CT Band	EPC
Unit 1	£8,400	C(69)
Unit 2	£7,200	C(65)
Unit 3	£6,900	D(86)
Unit 4	£9,100	D(80)
Flat 1	Band B	Awaiting
Flat 2	Band B	E(42)