



Note: Red-line boundary for illustrative purposes only

Land and Buildings at Great Hales Street Market Drayton, Shropshire, TF9 1JW

- Self-contained commercial site extending to approximately 0.77 ac (0.311 ha)
- Incorporating rear workshop and canopy of 5,260 sq ft (488.74 sq m)
- Former two-storey retail/office premises of 2,225 sq ft (206.73 sq m)
- Substantial enclosed surfaced yard areas
- Redevelopment potential, subject to planning permission

Great Hales Street Market Drayton

LOCATION

The property is situated close to Market Drayton town centre, at the junction of Great Hales Street with Phoenix Bank and High Street. It is conveniently located for the town centre, as well as for the main road leading to The Four Alls and Hinstock.

Market Drayton lies on the Staffordshire border midway between Shrewsbury and Stoke on Trent, approximately 20 miles north of Junction 6 of the M54 motorway, via the A442. The A53 road also bypasses the town. Telford is located approximately 20 miles to the south and Cheshire is 30 miles to the north.

Market Drayton enjoys a large rural catchment area, supplying all local services, as well as being home to a range of manufacturing businesses associated with agricultural use, including Palethorpes and Muller Dairies.

DESCRIPTION

The property comprises a former commercial yard and premises on a self-contained site, which lies on Great Hales Street close to its junction with Phoenix Bank. The site has been vacant for some time.

The site currently incorporates a two-storey former retail/office building to the front, which fronts directly onto Great Hales Street, and was most recently occupied as an retail showroom, complete with tarmacadam forecourt. However, as the building has been vacant for a while, it is in need of modernisation and improvement. Other former commercial uses include a garage with petrol filling station and forecourt.

To the centre of the site is a vehicular ramp providing access to the rear of the site, which incorporates a detached former agricultural machinery workshop and storage canopy, complete with concrete yard.

ACCOMMODATION

Retail/office premises	2,225 sq ft	206.73 sq m
Workshop	1,336 sq ft	124.17 sq m
Canopy	3,924 sq ft	364.57 sq m
Total Buildings	7,485 sq ft	695.47 sq m
Total Site Area	0.77 ac	0.311 ha

SERVICES

It should be noted that we have not checked or tested any services that may be connected or available to the site and interested parties should make their own enquiries in this regard.



PLANNING

The site does have potential for redevelopment, subject to the necessary planning permission. However, interested parties are advised to make their own enquiries with the Local Planning Authority.

TENURE

Freehold: The property is available to purchase freehold with vacant possession. Alternatively, the vendor may consider granting a lease on terms to be agreed.

PRICE

Price and rent upon application.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £19,300 as to:

£10,000 for the two-storey office/retail premises; and
£ 9,300 for the rear workshop and canopy

ENERGY PERFORMANCE CERTIFICATE

Not applicable.

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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Ref: JAGD/BNF/3990



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.



Printcode: 2024131

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