

RESIDENTIAL DEVELOPMENT OPPORTUNITY



Premises at The Tower, 117 Cheshire Street
Market Drayton, Shropshire, TF9 1AE

- Rare opportunity to acquire substantial town centre development site
- Total site area of approximately 0.5 acres (0.2 hectares)
- Variety of existing commercial structures extending in total to 12,458 square feet (1,157 square metres) GIA including landmark building known as The Tower
- Located in close proximity to all local amenities
- Ideal residential development site subject to statutory consents

117 Cheshire Street Market Drayton

LOCATION

Market Drayton is an established market town in North Shropshire with a population of approximately 10,000 people. The town is located approximately 20 miles from the county town of Shrewsbury and 22 miles from central Telford, with good connections to the national road network.

The property itself is situated in a town centre position in close proximity to all amenities, including a Morrison's supermarket, a Shell filling station and garage, and Market Drayton Medical Practice. It is also central to nearby residential development, including two areas dedicated to retirement living.

DESCRIPTION

The property comprises a commercial site of approximately 0.5 acres (0.2 hectares) incorporating a substantial Grade II listed building, which is uniquely arranged to provide a detached two-storey structure with attached six-storey tower block and basement. There is a covered walkway between the structures giving access to further single storey unit to the rear.

The six-storey section is a landmark building known as The Tower, which was purpose built in 1899 for Wright's Crown Brewery and later utilised as a working corn mill, with a number of the original period features retained including a lift and stairs.

The majority of the property is currently vacant and provides a variety of accommodation including offices, warehouse and a former gym. The two-storey section has latterly been utilised for storage purposes. Part of the rear unit is currently owner occupied by a removals company.

Outside, the property is accessed directly off Cheshire Street and includes an external yard/car parking area. Within the yard there is also a separate single storey commercial unit with roller shutter access.

ACCOMMODATION

Main building (incl. tower) ground floor	6,534 sq ft	607 sq m
Main building (incl. tower) first floor	1,347 sq ft	125 sq m
The Tower upper floors	2,332 sq ft	217 sq m
Basement	871 sq ft	81 sq m
Rear building	672 sq ft	62 sq m
Detached building (within yard area)	702 sq ft	65 sq m
Total Gross Internal Area	12,458 sq ft	1,157 sq m



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PLANNING

We understand The Tower section of the property is Grade II listed and the rest of structures are listed by attachment. Part of the main two-storey section was most recently utilised as a gym, with the remaining areas also falling under a commercial use.

The site previously had the benefit of planning consent 13/03051/FUL for residential development (for 6 apartments), albeit the consent has now lapsed. However, the property would lend itself to a comprehensive scheme of residential development, subject to the necessary planning permission.

Alternatively, the property does lend itself towards continued commercial use or redevelopment for owner occupation. However, interested parties are advised to make their own enquiries in this regard.

SERVICES (NOT CHECKED OR TESTED)

We understand that mains water, electricity and drainage are connected to the property, which also benefits from an oil-fired central heating system.

TENURE AND PRICE

Freehold: The property is available to purchase freehold (title numbers SL54588, SL161747 and SL163204) with full vacant possession.

The asking price is £695,000

BUSINESS RATES

Interested parties should make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D.

VAT

We understand the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

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

Contact: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: **BNF/3973**



Printcode: 2024226

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.

ANDREW DIXON
& COMPANY

www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk