

ANDREW DIXON
& COMPANY

FOR SALE

Chartered Surveyors &
Commercial Property Consultants

INVESTMENT OPPORTUNITY



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 £44,160 per annum

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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.

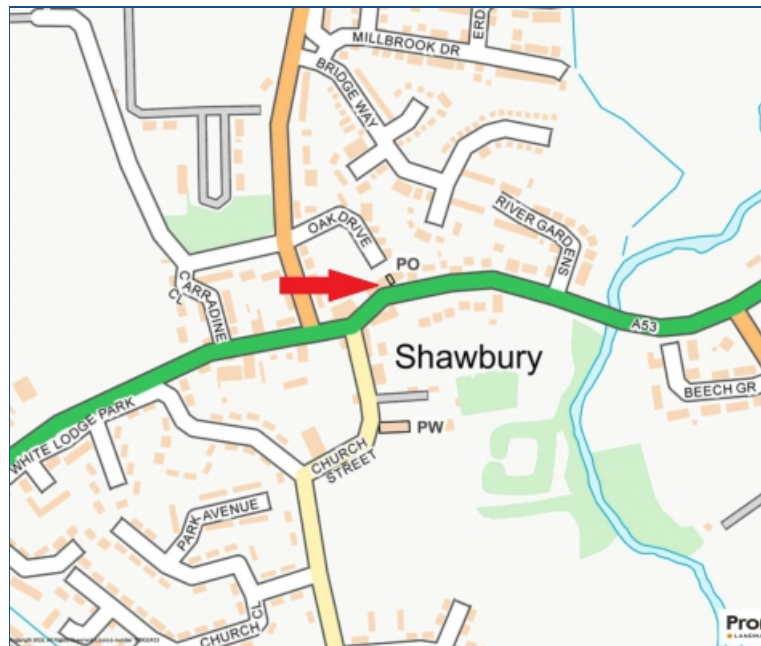
Each shop is self-contained, having a large glazed display frontage and incorporating a retail area to the front with a store/office and WC facilities to the rear. Current occupiers consist of a well established fish and chip shop, bakery, mini-market and architects.

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).



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.



ACCOMMODATION

Ground Floor	4 x retail units	1,384 sq ft	128.59 sq m
First Floor	2 x residential flats	1,330 sq ft	123.56 sq m
Total Net Internal Area		2,714 sq ft	252.15 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

The quoting price is £550,000 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.

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: Nathan Fern

Direct Line: 01952 521004

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3774LA



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	* 21 year lease from 29 Dec 2012 * Expiry 28 Sept 2033 * 3 yearly rent reviews
Unit 2	Yahza Jaza Abdullah	£7,000 per annum	* 5 year lease from 28 March 2024 * Expiry 27 March 2027 * 3 year rent review and break option
Unit 3 and Garage 3	Darren and Melanie Crofts	£6,360 per annum	* 5 year lease from 7 Aug 2023 * Expiry 6 Aug 2028 * 3 year rent review and break option
Unit 4	House Gecko Architectural	£7,500 per annum	* 3 year lease from 24 Nov 2022 * Expiry 23 Nov 2025
Flat 1	Private individual	£5,520 per annum	* Rolling AST from 10 Oct 2005
Flat 2	Private individual	£6,900 per annum	* 12 months rolling AST from 31 March 2023
Garage 2	Mrs Parminder Kaur	£360 per annum	* Rolling licence from 29 Sept 2018
Garage 4	VACANT		
Garage 5	VACANT		
Total Rental Income		£44,160 per annum	

Note: 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 2023 Rating List and the Council Tax Bands for the flats; also the current Energy Ratings for all units.

Demise	Rateable Value/CT Band	EPC
Unit 1	£7,200	C(69)
Unit 2	£6,100	C(65)
Unit 3	£5,900	D(86)
Unit 4	£7,700	D(80)
Flat 1	Band B	E(47)
Flat 2	Band B	E(42)

LOCAL AUTHORITY

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

