



**30 Cheshire Street, Market Drayton, TF9 1PF
and 7 Queen Street, Market Drayton, TF9 1PX**

- Attractive freehold retail investment extending overall to 2,041 sq ft (189.72 sq m)
- Two adjoining retail premises (back to back) fully let
- Prominent town centre location opposite Costa Coffee
- Producing current rental income of £16,200 per annum exclusive

Retail Investment Market Drayton

LOCATION

The properties are located in a town centre location within the North Shropshire market town of Market Drayton. The town has a population of circa 12,000 and lies approximately 20 miles northeast of Shrewsbury, 14 miles southwest of Newcastle-under-Lyme and 22 miles north of Telford.

30 Cheshire Street fronts onto the main retail area of Cheshire Street opposite Costa Coffee and close to WH Smith, Savers and Greggs. 7 Queen Street fronts onto Queen Street, which runs parallel to Cheshire Street to the rear.

DESCRIPTION

An opportunity to acquire a sizeable town centre retail investment comprising two attractive looking shops, which are positioned back to back with a private pedestrian walkway between affording access to each building directly off Queen Street.

30 Cheshire Street is a Grade II Listed Building arranged over three stories, providing retail/sales area on the ground floor and ancillary accommodation above. It is currently occupied by a Barbers Shop.

7 Queen Street is a two-storey retail premises, which is currently utilised as a beauty salon and provides beauty rooms on both floors with the main reception located on the ground floor.

Outside, there is a small yard/bin store between the two properties, which is shared by the occupiers of both buildings.

ACCOMMODATION

30 Cheshire Street		
Ground floor	704 sq ft	65.42 sq m
First and second floors	889 sq ft	82.59 sq m
7 Queen Street		
Ground floor	198 sq ft	18.43 sq m
First floor	250 sq ft	23.28 sq m
Total Net Internal Area	2,041 sq ft	189.72 sq m
Site Area	1,804 sq ft	167.55 sq m

SERVICES

We understand that mains water, drainage and electricity are connected to the property. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



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.



PLANNING

We understand the property has planning permission for uses within Class E of the Town & Country Planning (Use Classes) Order 1987 (as amended).

TENURE AND PRICE

The property is available to purchase as a freehold investment (subject to the existing tenancies) with an asking price of £195,000.

TENANCIES

30 Cheshire Street is let for a term of 5 years from 12 November 2023 at a passing rent of £10,200 per annum exclusive.

7 Queen Street is let for a term of 6 years from March 2021 at a passing rent of £6,000 per annum exclusive.

Both leases are held on a tenants internal repairing and insuring basis.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
Tel: 0345 678 9002

BUSINESS RATES

According to the Valuation Office Agency website 30 Cheshire Street has a rateable value of £9,800 and 7 Queen Street has a rateable value of £4,100 in the 2023 Rating List.

ENERGY PERFORMANCE CERTIFICATE

7 Queen Street has an energy rating of E(110) and we are awaiting an new EPC for 30 Cheshire Street (applied for).

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.

VIEWING

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

Contact: Simon Beedles FRICS

Direct Line: 01952 521008

Mobile: 07375 101371

Email: simon@andrew-dixon.co.uk

Ref: SB/3634



Printcode: 2025123

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