

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET/FOR SALE

RETAIL/OFFICE PREMISES



Premises at 11 Cheshire Street, Market Drayton Telford, Shropshire, TF9 1PD

- Town centre retail/office premises extending to 1,559 sq ft (144.83 sq m)
- Prominent location with private car parking for 5 vehicles to the rear
- Suitable for a variety of commercial uses, subject to planning permission
- Attractive two-storey period building with glazed shop frontage

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11 Cheshire Street

Market Drayton, Telford

LOCATION

The property enjoys a town centre location within Market Drayton, a popular market town in North Shropshire with a population of circa 12,000.

Market Drayton lies approximately 20 miles northeast of Shrewsbury, 15 miles southwest of Newcastle-under-Lyme and 22 miles north of Telford.

11 Cheshire Street fronts onto the main retail area of Cheshire Street, opposite the Leek United building society and in close proximity to WH Smith, Costa Coffee and Greggs.

DESCRIPTION

The property comprises a detached, two-storey period building with an attractive rendered front elevation incorporating a glazed shop frontage at ground floor level. It is currently utilised predominantly as offices but the ground floor space lends itself well to retail.

The property was originally built in the 19th century, being of masonry construction beneath a pitched, tiled roof. The original sash windows have been retained to the front at first floor level, with the remainder being uPVC double-glazed units.

Internally, the accommodation currently provides a retail office on the ground floor with two further offices and a kitchen to the rear. A staircase from a central hallway leads to the first floor landing, with 4 offices off and 2 WC's.

The accommodation benefits from gas central heating and a mixture of LED and fluorescent lighting.

Externally, there is a secure yard to the rear, which provides private, off-street car parking for circa 5 vehicles.

ACCOMMODATION

Ground floor retail/office shop floor	539	50.10
Ground floor ancillary incl. kitchen	278	25.81
First floor offices	742	68.92
Archive area	Not measured	
WC facilities	Not measured	
Net Internal Area	1,559	144.83



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PLANNING

The property currently has planning permission for Class E use of the Town and Country Planning (Use Classes) Order 1987 (as amended).

TENURE

The property is available to lease on terms to be agreed. Alternatively the landlord will consider a freehold sale of the property with vacant possession.

RENT/PRICE

- Quoting rent **£14,000 per annum exclusive**
- Asking price (freehold) **£175,000**

SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

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 £9,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D-86.

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: Nathan Fern

Direct Line: 01952 521004 Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/4087



Printcode: 2025516

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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