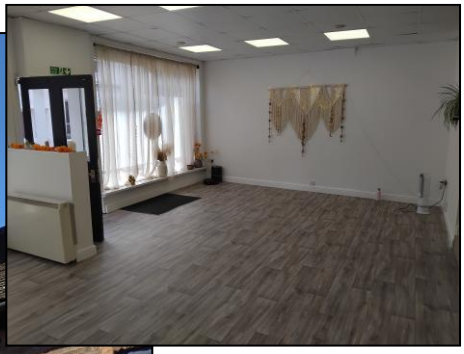
FOR SALE

TSR
TOWLER SHAW ROBERTS

ATTRACTIVE FREEHOLD MIXED-USE INVESTMENT OPPORTUNITY IN TOWN CENTRE LOCATION







5/5A QUEEN STREET
MARKET DRAYTON
SHROPSHIRE
TF9 1PX

- Attractive three storey mixed use commercial / residential investment property extending in total to approx. 1,249 sqft (116.22 sqm) comprising a single retail unit with two residential apartments on the upper floors.
- Occupying a convenient location within Market Drayton Town Centre amongst a range of national and independent retailers.
- Currently generating a combined rental income of **£15,650** per annum exclusive.
- Guide Price: Offers in the region of **£150,000** are invited for the freehold interest subject to the existing tenancies, reflecting a gross yield of 10.43%.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property occupies a convenient location within the pedestrianised area of Market Drayton town centre with a range of local and national retailers nearby. The property is also within a short walking distance of the town's main pay and display car parks and other amenities.

Market Drayton is the third largest market town in Shropshire with a population exceeding 12,000 people and boasts excellent road networks, being approximately 15 miles from the M6 and 20 miles from the M54, with the County Town of Shrewsbury being 21 miles to the south via A53.

Description

The property comprises an attractive three storey mixed use investment opportunity providing a ground floor retail unit with two separate self-contained 1 and 2-bed apartments on the upper floors.

The retail unit provides well-appointed accommodation with an attractive glazed frontage and having been fit out to a modern standard with kitchenette and toilet facilities.

The upper floors provide manageable and well-appointed residential accommodation with separatee ground floor access at the front.

Accommodation

	Sqft	Sqm
Retail Shop		
Ground Floor	355	32.97
Kitchen / Breakout Area	148	13.79
TOTAL	**503**	**46.76**
Apartment 1 (First Floor)		
Inner Hallway		
Fitted Kitchen	80	7.45
Bedroom 1	52	4.85
Bedroom 2	78	7.22
Living Room	170	15.82
Shower Room		
Apartment 2 (Second Floor)		
Entrance Hallway		
Kitchen / Living Room	300	27.93
Bedroom	66	6.19
Shower Room		
Total	**1,249**	**116.22**

Services (Not Checked or Tested)

Mains water, electricity, gas and drainage services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

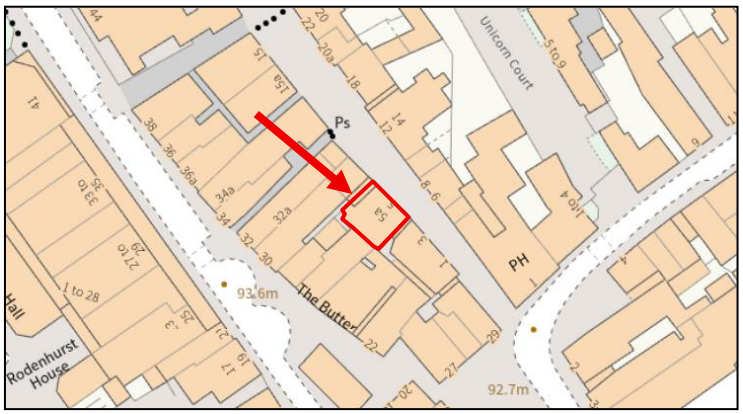
The property is understood to be of freehold tenure and is offered for sale with the benefit of the existing tenancies.

Retail Shop. 5 Queen St -	£5,750 per annum exclusive
Apartment 1, 5A Queen St -	£4,800 per annum exclusive
Apartment 2, 5A Queen St -	£5,100 per annum exclusive
Total -	**£15,650 per annum exclusive**

Details of the tenancy agreements are available from the selling agents upon request.

Guide Price

The property is offered For Sale inviting offers in the region of **£150,000** for the freehold interest subject to the existing tenancies. A sale at this level reflects a gross yield of 10.43%.



For Reference purpose only Scale: Not to Scale

Energy Performance Ratings

Retail Shop. 5 Queen St:	C72
Flat 1, 5A Queen St:	D63
Flat 2, 5A Queen St:	D59

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Shop
Rateable Value – £6,800

Flat 1 and Flat 2 are both in Council Tax Band A.

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Planning

The property is located within the Market Drayton town centre conservation area. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

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

Legal Costs

Each party to bear their own legal costs incurred during the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised the Vendor has not elected to charge VAT on the property

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

October 2026

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Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

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4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
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