



COMMERCIAL UNIT FORMING PART OF ESTABLISHED AND POPULAR BUSINESS PARK
UNIT 11A TALBOT WAY, MARKET DRAYTON, SHROPSHIRE, TF9 3SJ

- Asset Management potential
- Total Gross Internal Floor Area of approximately 1,961 ft sq (182.16 m sq)
- Commercial/business unit arranged to provide warehouse/workshop, office and toilet
- Income producing
- Car parking to the front of the unit
- EXISTING BUSINESS UNAFFECTED

PRICE: Offers in the region of £180,000 (Exclusive) showing a Net Initial Yield of 8.5%



LOCATION

The property is situated fronting onto Talbot Way and forms part of an established commercial estate with surrounding occupiers like Travis Perkins.

The estate is accessed from Adderley Road via Bert Smith Way and is located on the edge of the town centre of Market Drayton, where all local amenities are available and within easy access of the A53, which gives access to the national road network.

Market Drayton is an established market town in North Shropshire with a population of about 10,000 people. The town is located approximately 20 miles from the County Town of Shrewsbury and approximately 22 miles from the town of Telford and approximately 17 miles from the city of Stoke. Market Drayton benefits from good connectivity to the national road network.

DESCRIPTION

The property comprises of a mid-terraced commercial/business unit, which has a Total Gross Internal Floor Area of approximately 1,961 ft sq (182.16 m sq). The unit is arranged as a warehouse/workshop area, office and toilet facility. The mezzanine floor that is in the unit is understood to be a Tenants Improvement. The unit has an eaves height of approximately 4.5 metres.

The unit has an up and over door with a width of approximately 4.25 metres. To the front of the unit there is a forecourt area for car parking and servicing. The unit is of portal framework clad in profile sheeting.

ACCOMMODATION

(All measurements are approximate only)

	SQ FT	MSQ
Total Gross Internal Floor Area	1,961	182.16

OUTSIDE
Parking

FOR SALE

COMMERCIAL INDUSTRIAL INVESTMENT

RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2023/24) £9,300

Rates Payable (2023/24) £4,641

PLANNING

Interested parties are advised to make their own enquiries to the Local Authority.

The property is understood to benefit from planning consent for Use Class B of the Town and Country Use Classes Order 1987. The property would lend itself to a variety of uses subject to statutory consents.

PRICE

Offers in the region of £180,000 (exclusive) showing a Net Initial Yield of 8.5% after normal purchasers costs

VAT

It is understood that the property is not elected for VAT and therefore VAT will not be chargeable on the purchase price

EPC

To order

SERVICES

(Not tested at the time of inspection)

We understand that mains water, drainage and electricity (including three phase) are understood to be connected to the property.

TENURE

The property is offered for sale freehold and is held under the ownership of Title Number SL249952.

The property is offered for sale subject to an informal lease agreement to the existing occupier of the unit (Andrew Morris) at a rent of £15,600 per annum that is paid monthly in advance. The lease is on Tenants Full Repairing and Insuring Terms. There is no formal lease in existence but the tenant has been in occupation for approximately 10 years. Further details are available from the selling agents upon request.



LEGAL COSTS

Each party is to be responsible for their legal costs associated with the sale of the property.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Telephone: 0345 678 9000

VIEWING

Viewing via the selling agents:

James Evans

01792 222 028

E: james.evans@halls.gb.com

Commercial Department

01743 450 700

E: commercialmarketing@halls.gb.com



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