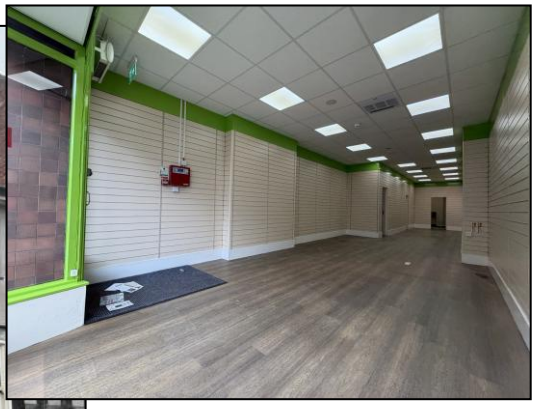
TO LET

TSR
TOWLER SHAW ROBERTS

VERSATILE TWO-STOREY RETAIL PREMISES IN PROMINENT TOWN CENTRE LOCATION







32 CHESHIRE STREET
MARKET DRAYTON
SHROPSHIRE
TF9 1PF

- Spacious two-storey retail unit extending to approximately 1,493 sqft (138.73 sqm) with rear sales hatch.
- Versatile retail accommodation providing open sales area with ancillary storage and welfare facilities suitable for a variety of uses (subject to planning).
- Occupying a prominent location within Market Drayton town centre with Boots, Lloyds Bank and the Town Library close by.
- Available To Let on a new Lease. Rent: **£12,000** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property occupies a prominent trading location in Cheshire Street in the centre of Market Drayton with a range of local and national retailers nearby including Boots, Lloyds Bank, and the library. 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 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 a well-appointed two-storey retail premises providing versatile accommodation extending in total to approximately 1,493 sqft (138.73 sqm) having an open plan sales area to the front with ancillary storage, office and staff welfare facilities to the rear and first floor.

The property also has the benefit of a separate rear sales hatch fronting Queen Street.

The property is well-located and is considered suitable for a variety of uses (subject to planning).

Accommodation

	Sqft	Sqm
Ground Floor		
Sales Area	583	54.22
Office/Storage	144	13.40
First Floor		
Landing/Storage	289	26.83
Kitchen	63	5.84
Rear Office	99	9.23
Front office	202	18.77
Rear Sales Hatch	112	10.44
Total	**1,493**	**138.73**

Services (Not Checked or Tested)

It is understood that mains water, gas, electricity and drainage services are connected or available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

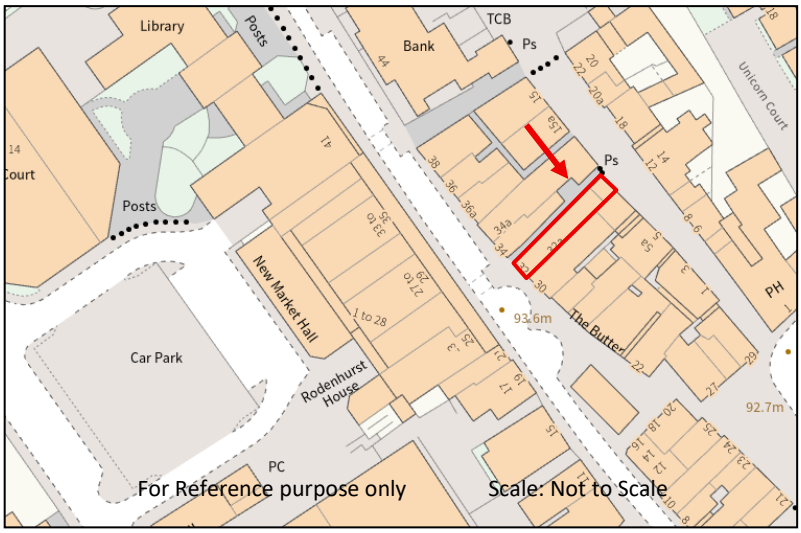
The property is available To Let on new Lease on a Tenant's full repairing and insuring basis on terms to be agreed.

Rent

£12,000 per annum exclusive, payable quarterly in advance.

Planning

We understand the property is located within the Market Drayton Conservation Area. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.



Energy Performance Rating

To be confirmed.

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 and premises
Current Rateable Value – £10,750
Rateable Value from 1st April 2026 - £11,000

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.

Local Authority

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

Legal Costs

Each side is to bear its own legal costs in connection with the transaction.

VAT

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

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 Letting Agents, Towler Shaw Roberts, Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL. Tel: 01743 243900.

January 2026 / Amended November 2026

TSR Surveyors
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Tel: 01743 243900

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