

High Street Retail FOR SALE

Halls
COMMERCIAL



10-12 Shropshire Street, Market Drayton, TF9 3BY

Well positioned retail/convenience shop totalling 1,021 sq ft (94.9 m sq)

Summary

Tenure	For Sale
Available Size	1,021 sq ft / 94.85 sq m
Price	Offers in the region of £70,000
Rates Payable	£3,642.70 per annum
Rateable Value	£7,300
EPC Rating	C (53)

Key Points

- Prominently located town centre retail opportunity
- Significant retail frontage onto Shropshire Street
- Well positioned retail/convenience shop totalling 1,021 sq ft (94.9 m sq)
- Asset management potential

DESCRIPTION

The property comprises of a ground floor lock up shop unit with ancillary accommodation. The property forms part of a two storey mid terraced property with residential accommodation above, held in third party ownership.

The property comprises of a vacant shop unit with a Total Net Internal Floor Area of approximately 630 ft sq (58.52 m sq) with ancillary accommodation to the rear arranged as three ancillary rooms with a toilet.

The property is arranged to provide a sales area, stores and toilet.

The property is of traditional construction being of brickwork under a tiled roof cover with a glazed shop front.

LOCATION

The property is prominently located on Shropshire Street in the centre of the Market Drayton. The town has a number of a number of employers including Müller and Kerry Group. Market Drayton is a north Shropshire market town, located approximately 20 miles north east of Shrewsbury, 18 miles south west of Stoke-on-Trent and 22 miles north of Telford. The town benefits from excellent road communications being located on the A53, which connects Stoke-on-Trent with Shrewsbury. The town is seeing significant inward investment in areas such as Tern Valley Business Park.

TENURE

The property is offered for sale on a long-leasehold basis for a Term of 999 years from 22nd June 2011. The property is held under Title Number SL213184.

PLANNING

The existing use is within Use Class E of the Town and Country Use Classes Order 1987.

SERVICES

(Not tested at the time of inspection.)

Mains water, electricity and drainage are connected to the property.

Prospective purchasers are to rely on their own enquiries.

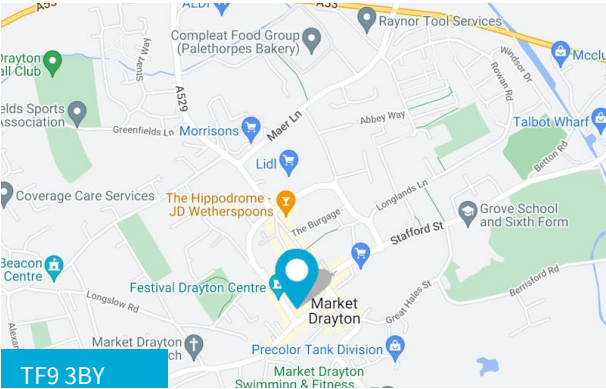
LOCAL AUTHORITY

Shropshire Council, Guildhall, Frankwell, Shrewsbury, SY3 8HQ

ANTI-MONEY LAUNDERING (AML)

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



Viewing & Further Information
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