

# TO LET

# TSR

TOWLER SHAW ROBERTS

## GROUND FLOOR RETAIL PREMISES



**5 Sherwood Crescent  
Market Drayton  
Shropshire  
TF9 1NH**

- Large residential catchment area.
- Busy Parade of mix use premises.
- Rear access and storage on the ground floor.
- Ideally suited for a convenience store.
- £8,500 per annum

**Call 01952 210222**

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

## Location

The property is located on Sherwood Crescent, being one of the main route ways into the Town Centre with a mix of residential and commercial premises in the nearby vicinity and being only a short distance from the main retail high street.

Market Drayton is a popular North Shropshire town having a population of circa 10,000 and is situated approx. 18 miles north of Telford with Newcastle-Under-Lyme approx. 14 miles to the north east.

## Description

The site comprises ground floor retail accommodation with rear access from yard area into outside storage and door leading off to small office area.

## Accommodation

400sqft approximately of retail sales area with small office, wash hand basin and separate WC. Rear access from communal yard into a wind and weatherproof area.

## Services (Not checked or tested)

All mains services are understood to be connected or available to the site subject to the usual connection charges. Interested parties should make their own enquiries with appropriate suppliers regarding any connection arrangements.

## Rent

The premises are offered To Let £8,500 per annum exclusive

## Local Authority

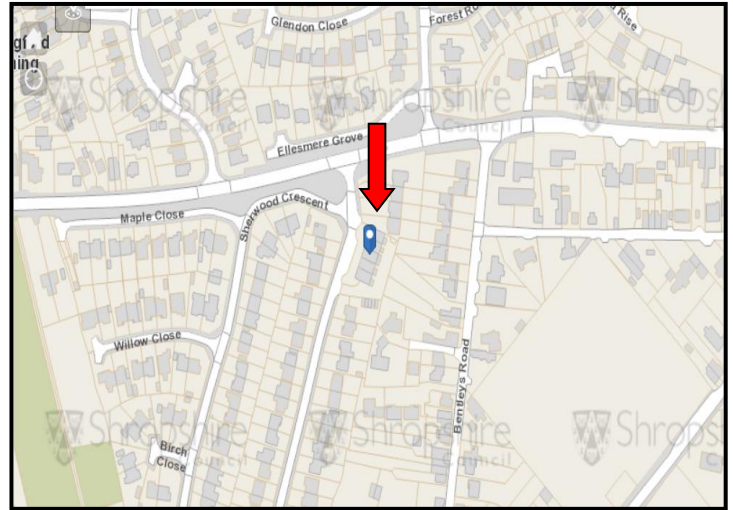
Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. TEL: 0345 678 9000.

## VAT

All costs/prices are inclusive of VAT.

## Town Planning

We understand that the property has an established retail use under class A1 (Shops) of the Town and Country Planning (Use Classes) Order 1987. Prospective Tenants are advised to make their own enquiries to the Local Authority regarding their intended use.



For Reference Only

Scale: Not to Scale

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Shop and Premises

Rateable Value – £3,350

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.

## Legal Costs

Both parties are to be responsible for their own legal costs incurred in connection with the letting.

## Viewing

Strictly by prior appointment with the sole agents Towler Shaw Roberts LLP, Unit 8, Hollinswood Court, Stafford Court, Telford, TF3 3DE. Tel (01952) 210222.

16.03.18

**Unit 8, Hollinswood Court**  
**Stafford Court, Telford, Shropshire TF3 3DE**  
**Tel: 01952 210222 Fax: 01952 210219**

Also at  
**TSR House**  
**Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA**  
**Tel: 01743 243900 Fax: 01743 243999**

Also at  
**4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA**  
**Tel: 01902 421216 Fax: 01902 426234**

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