

# FOR SALE

# TSR

TOWLER SHAW ROBERTS

## PROMINENTLY LOCATED TOWN CENTRE RETAIL / RESIDENTIAL PROPERTY WITH VALUABLE A5 PLANNING CONSENT



**8/8A CHESHIRE  
STREET  
MARKET DRAYTON  
SHROPSHIRE  
TF9 1PD**

- Well-located commercial / residential property in the centre of the popular market town of Market Drayton.
- Versatile accommodation arranged over three floors currently operating as a Chinese and English hot food takeaway with living accommodation above.
- Occupying a prominent trading location close to the main pay and display car parks.
- Offers in the region of **£105,000** are invited for the freehold interest with vacant possession upon completion.

## Call 01743 243900

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

## Location

The property occupies a prominent trading location in Cheshire Street close to the junction with High Street in the centre of Market Drayton, adjacent to the Leeds Building Society with a range of local and national retailers nearby including Greggs, WH Smiths and Costa Coffee. The property is 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, only 15 miles from the M6 and 20 miles from the M54, being approximately 21 miles north of Shrewsbury (via A53) and 18 miles north of Telford (via A529).

The town is the home for Müller Yogurt & Desserts and a number of other established companies and offers a wide range of retail, leisure and other amenities serving a wide catchment area.

## Description

The property comprises a mid-terrace building of traditional brick construction arranged over three floors plus basement and extends in total to approximately 850 sqft (78.96 sqm).

The property has operated for a number of years as a Chinese and English hot food takeaway on the ground floor and provides a front sales/servery area having a glazed frontage with separate kitchen/preparation facility to the rear with access to an outside w.c. and basement storage area.

The upper two floors are currently used as residential accommodation comprising living room, kitchenette, bathroom and two bedrooms.

The property has the benefit of an established A5 planning consent and is considered suitable for a continuation of the current use or other potential purposes, subject to planning.

## Accommodation

	Sqft	Sqm
<b>Ground Floor</b>		
Front sales / servery area	137	12.73
Rear kitchen / preparation area	211	19.58
Access to outside w.c.		
Staircase to		
<b>Basement Storage</b>	117	10.89
<b>First Floor</b>		
Landing with w.c.		
Kitchenette	70	6.52
Living room	99	9.17
Bedroom	70	6.47
<b>Second Floor</b>		
Landing		
Bedroom	146	13.60
Bathroom comprising: panelled bath, w.c and wash hand basin.		
<b>Total</b>	<b>850</b>	<b>78.96</b>

## 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.

## Energy Performance Rating

Energy Performance Rating: C 69



For Reference purpose only

Scale: Not to Scale

## Tenure

The property is available For Sale inviting offers in the region of **£105,000** for the Freehold interest with vacant possession upon completion.

There are a range of tenant's fixtures, fittings and equipment within the property that are available for purchase by separate negotiation. Further details are available from the Selling Agents upon request.

## Business Rates / Council Tax

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

**8 Cheshire Street:** Description – Shop and premises  
Rateable Value – £3,700

**8A Cheshire Street:** 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

Interested parties are advised to make their own enquiries with the Local Planning Authority regarding their intended use.

## Local Authority

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

## VAT

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

## Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

## Viewing

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

December 2022 / Amended October 2023

## TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA  
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Also at

Unit 8, Hollinswood Court

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Also at

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

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