

# TO LET

# TSR

TOWLER SHAW ROBERTS

## WELL-LOCATED GROUND FLOOR RETAIL UNIT FORMING PART OF A POPULAR SUBURBAN SHOPPING PARADE



**1 SHERWOOD  
CRESCENT  
MARKET DRAYTON  
SHROPSHIRE  
TF9 1NH**

- Well located ground floor retail unit extending to approximately 676 sqft (62.77 sqm).
- Versatile accommodation having large glazed display frontage with separate kitchen, storeroom and toilet facilities at the rear.
- Forming part of a popular suburban shopping parade within this established residential area of Market Drayton close to the town centre and main road network.
- Available To Let on a new Lease. Rent: **£6,000** per annum exclusive.

## Call 01743 243900

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

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

The property occupies a prominent roadside location fronting Sherwood Crescent within a popular residential area of Market Drayton, with convenient access to the town centre and main road network.

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, whilst 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 forms part of a popular suburban shopping parade and comprises a ground floor retail lock-up shop unit extending in total to approx. 676 sqft (62.77 sqm) and provides an open-plan retail sales area having a glazed display frontage, with separate kitchen, store room and toilet facilities at the rear.

The property offers scope for a range of uses and includes a communal yard with car parking facilities to the front and rear. A private garage is also available by separate negotiation.

## Accommodation

Ground Floor	Sqft	Sqm
Retail shop	455	42.24
Rear store room	105	9.77
Lean-to kitchen / store room	116	10.76
Separate w.c.		
<b>Total</b>	<b>676</b>	<b>62.77</b>

## Services (Not Checked or Tested)

It is understood that mains water, 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 for a term to be agreed.

## Rent

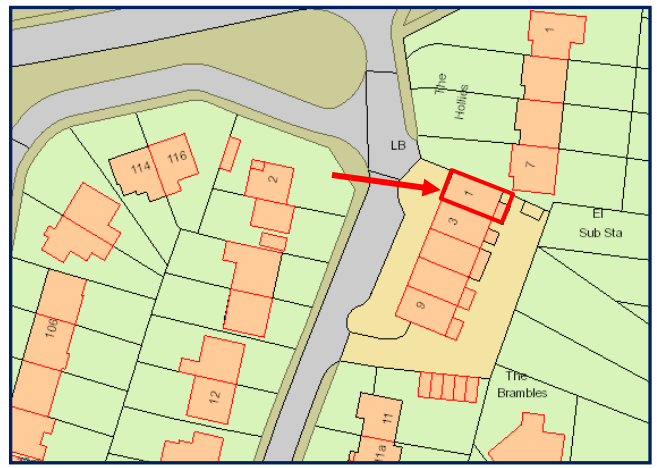
**£6,000** per annum exclusive, payable quarterly in advance.

## Energy Performance Rating

Energy Performance Rating: C (63)

## Planning

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



For Reference purpose 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

With effect from 1st April 2023 the new rateable value will be £5,500.

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

The incoming Tenant is to be responsible for the Landlord's reasonable 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

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

## Viewing

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

December 2022

## TSR House

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

Also at

**Unit 8, Hollinswood Court**

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

Also at

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

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## Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."