

TO LET

TSR

TOWLER SHAW ROBERTS

ATTRACTIVE GROUND FLOOR RETAIL UNIT WITH LIVING ACCOMMODATION ABOVE



**5/5A SHERWOOD
CRESCENT
MARKET DRAYTON
SHROPSHIRE
TF9 1NH**

- Attractive ground floor retail unit extending to approximately 506 sqft (47.05 sqm) with 2-bedroom flat above.
- Versatile accommodation with large glazed display frontage, rear office, wc and store.
- Prominent roadside location fronting Sherwood Crescent within the popular residential area of Market Drayton.
- Available To Let on a new Lease. Rent: **£11,500** per annum exclusive.

Call **01743 243900**

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, a popular north Shropshire market town bordering Staffordshire and Cheshire.

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).

Description

This ground floor retail unit forms part of a two storey mixed use shopping parade with commercial premises to the ground floor and residential dwellings above.

The retail accommodation extends in total to approx. 506 sqft having the benefit of a large glazed display frontage, rear office/store room, wc and wash hand basin.

Off the rear hallway is access to the first floor flat which boasts two bedrooms, an open plan kitchen/living room and bathroom.

In addition, the property benefits from a rear access with covered store and shared use of the communal yard and car parking area to the rear.

Accommodation

	Sqft	Sqm
Retail shop	401	37.28
Rear office/store room	105	9.77
Total	506	47.05

Services (Not Checked or Tested)

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

Tenure

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

Rent

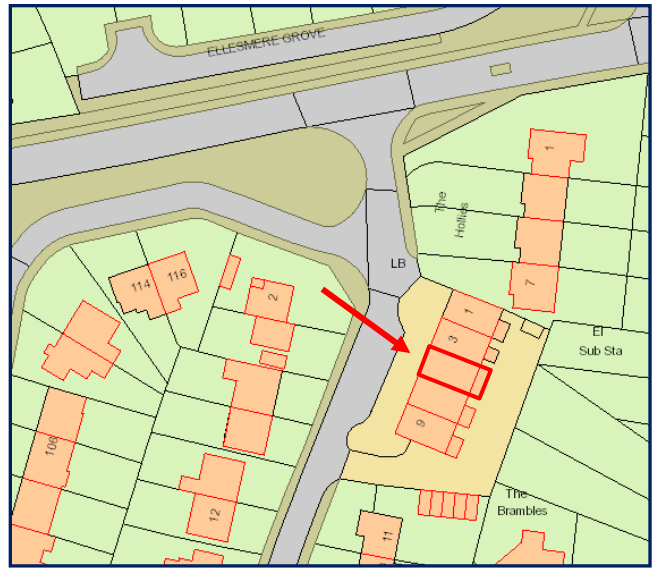
£11,500 per annum exclusive, payable quarterly in advance.

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
Rateable Value – £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.



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

5 Sherwood Crescent: C 69
5A Sherwood Crescent: E 53

Planning

We understand that the property has consent for use within Class A1 (Retail) of the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning 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.

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 LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

July 2023

TSR House

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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."