

# TO LET

# TSR

TOWLER SHAW ROBERTS

## VERSATILE SINGLE-STORY RETAIL/CONVENIENCE STORE IN PROMINENT ROADSIDE LOCATION



**DOUBLE GATES**  
**SHREWSBURY ROAD**  
**MARKET DRAYTON**  
**SHROPSHIRE**  
**TF9 3DU**

- Well-located single-story retail unit extending to approximately 1,752 sqft (162.93 sqm) with generous car parking immediately to the front.
- Versatile retail accommodation providing a large open plan retail space, with separate storeroom, staff welfare facilities and lean-to extension at the rear.
- Occupying a prominent roadside location to the busy Shrewsbury Road, located on the fringe of Market Drayton Town Centre.
- Available To Let on a new Lease. Rent: **£16,500** 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 highly visible roadside location fronting Shrewsbury Road within a popular mixed commercial and residential area of Market Drayton, with convenient access to the town centre and main road network. The property is situated adjacent to a proposed new Tesco Express store scheduled to be opened in May 2024.

Market Drayton is the third largest market town in Shropshire with a population exceeding 12,000 being approximately 21 miles north of Shrewsbury (via A53) and 18 miles north of Telford (via A529) with good access to the wider road network.

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 modern single-story retail premises, extending in total to approximately 1,752 sqft (162.93 sqm) providing versatile open plan retail accommodation, with separate storeroom, staff welfare facilities and lean-to extension at the rear. The property has fitted out to a modern standard, having the benefit of suspended ceilings, air conditioning and LED lighting to the main retail area.

The property offers scope for a range of uses (subject to planning) and has the benefit of generous roadside parking to the front.

## Accommodation

Ground Floor	Sqft	Sqm
Retail shop	1,291	120.03
Rear store room	275	25.57
Lean-to extension	147	13.68
Office	39	3.65
Separate W.C		
Kitchenette		
<b>Total</b>	<b>1,752</b>	<b>162.93</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 on terms to be agreed.

## Rent

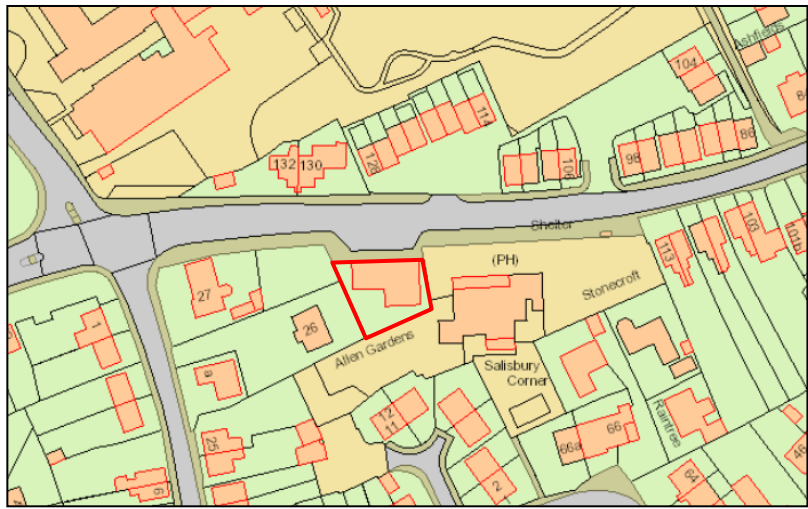
£16,500 per annum exclusive, payable quarterly in advance.

## Energy Performance Rating

Energy Performance Rating: TBC

## 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 2023 Rating List as follows:

Description – Shop and premises

Rateable Value – £12,000

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

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.

February 2024

## 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

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