

FOR SALE

TSR

TOWLER SHAW ROBERTS

DETACHED SINGLE STOREY SOCIAL CLUB AND PREMISES IN HISTORIC FRINGE OF TOWN CENTRE LOCATION



**MARKET DRAYTON
CONSTITUTIONAL CLUB
MOUNT LANE
MARKET DRAYTON
SHROPSHIRE
TF9 1AQ**

- Attractive single-storey social club and premises extending to approximately 1,622 sqft (150.78 sqm) offering scope for a variety of potential uses, subject to planning.
- Versatile accommodation providing a large snooker room, with further bar/lounge seating area, reading room, kitchenette and W.C facilities
- Occupying an attractive location on Mount Lane, in a historic part of Market Drayton, within walking distance of the Town Centre.
- Offers in the region of **£100,000** are invited for the freehold interest with benefit of vacant possession upon completion.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a prominent location fronting Mount Lane within this historic and sought-after residential area of Market Drayton, with convenient access to the town centre and other amenities.

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 an attractive single-storey social club and premises extending in total to approximately 1,622 sqft (150.78 sqm) having the benefit of an attractive glazed veranda to the side. The property has been run and operated as a social club facility for a number of years, and provides spacious accommodation having a large snooker room, separate bar/lounge area, reading room, kitchenette and separate male & females W. C's

The property is of traditional brick construction, with sash windows beneath a pitched tiled roof and having the benefit of gas fired radiator central heating. There is also the added benefit of a cellar with external access to the side.

The property provides an attractive conversion/ development opportunity, with scope for a range of potential uses (subject to planning) and is offered For Sale with the benefit of vacant possession.

Accommodation

Ground Floor	Sqft	Sqm
Bar/Lounge	607	56.04
Snooker Room	752	69.87
Reading Room	209	19.38
Kitchenette	59	5.49
Separate Male and Female W. C's		
Total	1,622	150.78

Services (Not Checked or Tested)

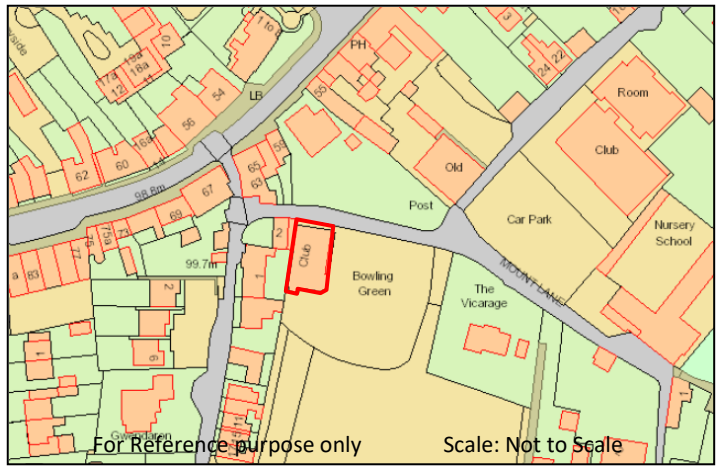
It is understood that mains water, electricity, gas and drainage services are connected or available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Guide Price

Offers over **£100,000** are invited for the freehold interest with benefit of the vacant possession upon completion.

Energy Performance Rating

Energy Performance Rating: B 43



Planning

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

The property is located within the Market Drayton Town Centre conservation area.

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 – Club and premises

Rateable Value – £5,200

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

Each party is to be responsible for their own 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 Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

February 2024 / Amended March 2024

TSR House

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Important Notice

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