

TO LET

TSR

TOWLER SHAW ROBERTS

VERSATILE SINGLE-STOREY RETAIL PREMISES IN PROMINENT TOWN CENTRE LOCATION



**53A CHESHIRE
STREET
MARKET DRAYTON
SHROPSHIRE
TF9 1PN**

- Spacious single-storey retail unit extending to approximately 1,485 sqft (138.1 sqm) with wide display frontage.
- Versatile retail accommodation providing open sales area with ancillary storage and welfare facilities suitable for a variety of uses (subject to planning).
- Occupying a prominent location within Market Drayton town centre with Boots, Lloyds Bank and the Town Library close by.
- Available To Let on a new Lease. Rent: **£12,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a prominent trading location in Cheshire Street in the centre of Market Drayton with a range of local and national retailers nearby including Boots, Lloyds Bank, and the library. The property is also 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, being approximately 15 miles from the M6 and 20 miles from the M54, with the County Town of Shrewsbury being 21 miles to the south via A53.

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 retail premises providing versatile and spacious accommodation extending to approximately 1,485 sqft (138.1 sqm) having an open plan sales area to the front with high vaulted ceilings and two store rooms to the rear with office, staff kitchen and w.c. facilities.

The property is well-located and is considered suitable for a variety of uses (subject to planning).

Accommodation

	Sqft	Sqm
Sales Area	1,132	105.2
Store	90	8.4
Store	174	16.2
Office	56	5.2
Kitchen	33	3.1
Total	1,485	138.1

Services (Not Checked or Tested)

It is understood that mains water, gas, 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 internal repairing and insuring basis on terms to be agreed.

Rent

£12,000 per annum exclusive, payable quarterly in advance.

Energy Performance Rating

Energy Performance Rating: C 73

Planning

We understand the property is located within the Market Drayton Conservation Area.

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 – £14,000

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

Each side is to bear its own 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.

March 2024

TSR House

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Also at

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Tel: 01952 210222 Fax: 01952 210219

Also at

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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."