



TO LET - TOWN CENTRE RESTAURANT/RETAIL UNIT

36 CHESHIRE STREET, MARKET DRAYTON, SHROPSHIRE, TF9 1PF

KEY POINTS

2,228
SQ FT

TOTAL NET INTERNAL FLOOR AREA



RETAIL/RESTAURANT UNIT

THREE
STOREY
PROPERTY


ALL MEASUREMENTS ARE APPROXIMATE



£15,000
PER ANNUM


(EXCLUSIVE)

James Evans

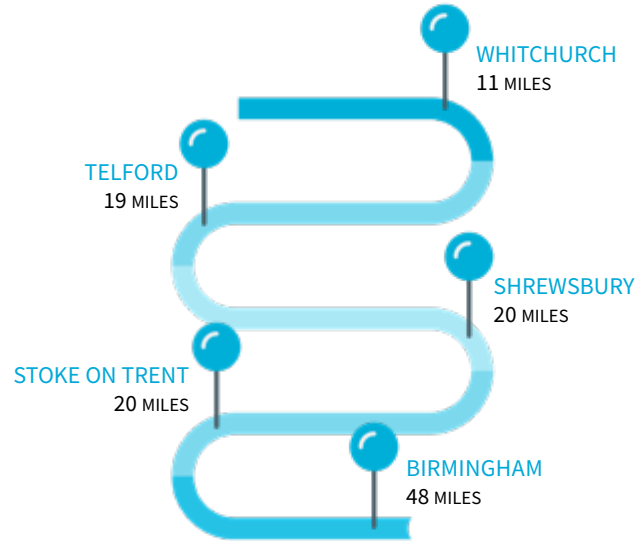
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Ellie Studley

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LOCATION

The property is prominently located in the prime retail location of Cheshire Street with rear access onto Queen Street in the town centre of Market Drayton.

The property is located in proximity to retailers including Betfred, Greggs, Corals and WH Smith and is located within proximity of all local amenities and the car parks that serve the town centre.

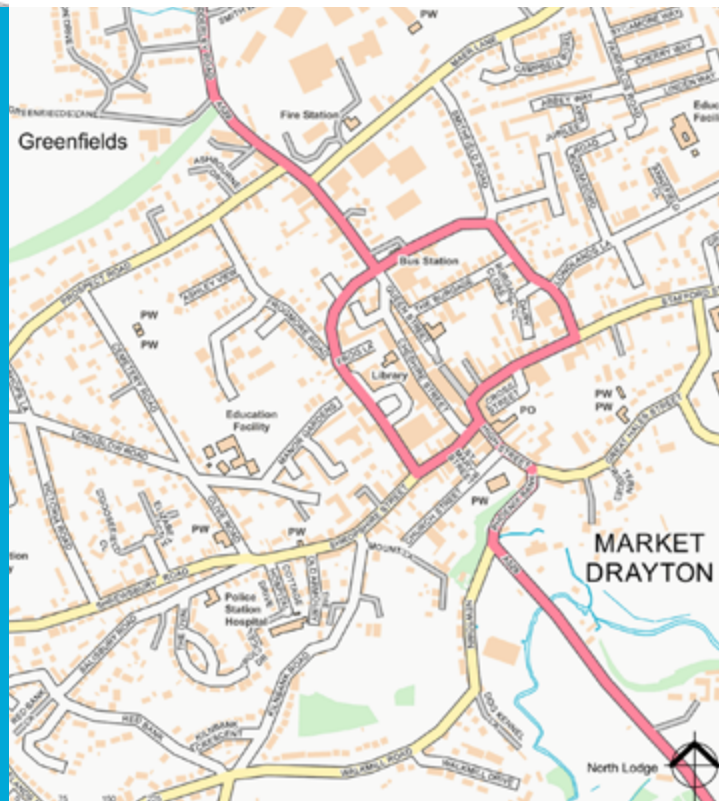
Market Drayton is an established market town in North Shropshire with a population of about 12,000 people. The town is located approximately 20 miles from the County Town of Shrewsbury and approximately 19 miles from the town of Telford and approximately 20 miles from the city of Stoke.



12,066

MARKET DRAYTON POPULATION

2021 CENSUS



DESCRIPTION

The property comprises of a three storey mid terraced lock up shop unit that is currently arranged as a restaurant but would lend itself to a variety of retail uses. The property is of traditional brick construction under a tiled roof cover with a fully glazed shop frontage.

The property is arranged to provide a ground floor sales area, which includes within it a commercial kitchen area, of a Total Net Internal Floor Area of approximately 1,296 sq ft (120.39 m sq). The ground floor benefits from two pedestrian access points to the shop front and an attractive glazed shop front. The area also benefits from a disabled toilet facility.

The first floor of the property provides two additional seating areas for the restaurant or a further retail sales area with a Total Net Internal Floor Area of approximately 552 sq ft (51.28 m sq). The area also benefits from a toilet facility.

The second floor of the property provides two stores areas with a Total Net Internal Floor Area of approximately 380 sq ft (35.30 m sq).

The full potential of the property can only be inspected by undertaking an inspection of the property.



ACCOMMODATION

All measurements are approximate

	M SQ	SQ FT
GROUND FLOOR		
Restaurant /Sales Area including commercial kitchen and WC		
TOTAL NET INTERNAL FLOOR AREA	120.39	1,296
FIRST FLOOR		
Restaurant Seating/Sales Area and stores with WC		
TOTAL NET INTERNAL FLOOR AREA	51.28	552
SECOND FLOOR		
Stores		
TOTAL NET INTERNAL FLOOR AREA	35.29	380



TENURE

The property is offered to let on a new Tenants Full Repairing and Insuring Lease for a length of term by negotiation. There will be rent reviews at five yearly intervals.

PLANNING

Prospective purchasers should make their own enquiries.

The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order.

SERVICES

(Not tested at the time of our inspection.)

All mains services are understood to be connected to the property at the effective date of valuation.

RENT

£15,000 per annum (Exclusive)

FIXTURES & FITTINGS

The fixtures and fittings in the property are available by separate negotiations- Further details available from the letting agent upon request.

LEGAL COSTS

The incoming tenant is to be responsible for the landlords reasonable legal costs in preparing the lease.

VAT

The property is understood to be elected for VAT. All figures and prices quoted are exclusive of VAT.

RATES AND EPC

We have made verbal enquiries to the local authority and we advised as follows:


RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£19,500	£9,731	D (88)

RATES

EPC

LOCAL AUTHORITY

Shropshire Council,
Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND

 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

VIEWING

Strictly by prior arrangement with the letting agents.

For more information or to arrange a viewing, please contact :

Commercial Department



01743 450 700



commercialmarketing@hallsgb.com

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