



**FOR SALE - SUBSTANTIAL OFFICE BUILDING WITH SIGNIFICANT RESIDENTIAL POTENTIAL**

**CLARENCE HOUSE, 30 QUEEN STREET, MARKET DRAYTON, SHROPSHIRE, TF9 1PS**

# KEY POINTS

2,663  
SQ FT

TOTAL NET INTERNAL FLOOR AREA



INVESTMENT/DEVELOPMENT  
OPPORTUNITY

SIGNIFICANT  
RESIDENTIAL  
CONVERSION  
POTENTIAL

ALL MEASUREMENTS ARE APPROXIMATE




OFFERS IN THE REGION OF

£225,000


(EXCLUSIVE)

James Evans

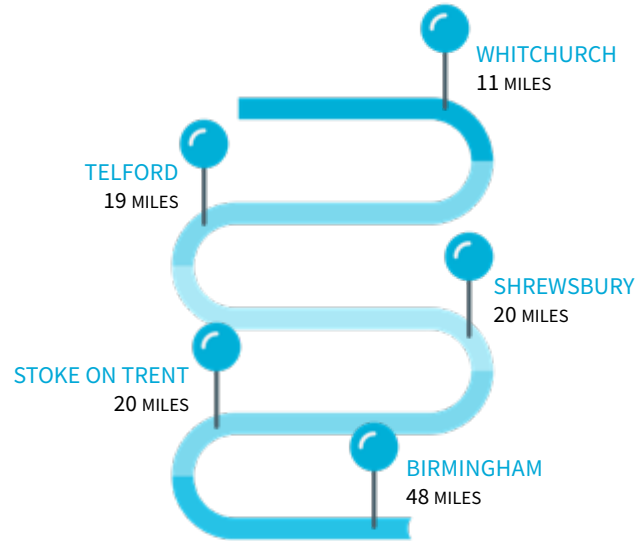
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## LOCATION

The property is prominently located fronting onto Queen Street on the edge of the town centre of Market Drayton. The property is located in an area of mixed development and in proximity to all local amenities.

To the rear of the property there is residential housing and there are a variety commercial retail occupiers in proximity.

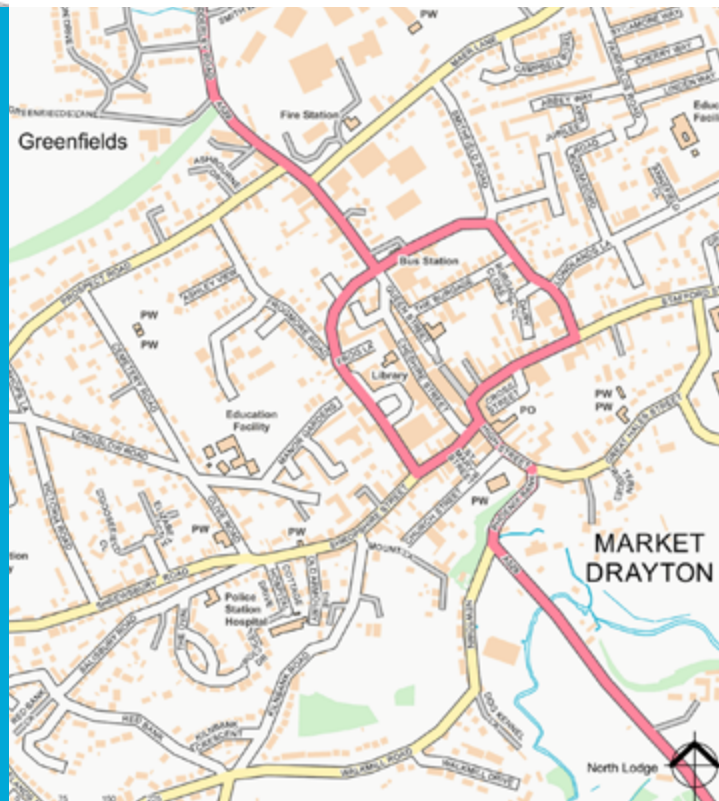
Market Drayton is an established market town in North Shropshire with a population of about 12,000 people. The town is located approximately 20 miles from the County Town of Shrewsbury and approximately 19 miles from the town of Telford and approximately 20 miles from the city of Stoke.



# 12,066

MARKET DRAYTON POPULATION

2021 CENSUS



## DESCRIPTION

The property comprises of an imposing three storey semi-detached property with a basement area. The property has most recently been used for office accommodation but has previously been used as residential flats. The property is of traditional construction and provides an imposing property with frontage onto Queen Street.

The property is arranged to provide currently offices with a Total Net Internal Floor Area of approximately 2,663 ft sq (247.38 m sq) over the three floors with welfare facilities and with a basement area that has a Total Gross Internal Floor Area of approximately 916 ft sq (85.09 m sq).

The property would lend itself relatively easily to residential conversion as flats or a single private residence.

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

The property would be of interest to owner occupation, property investors and property developers/speculators.



# ACCOMMODATION

All measurements are approximate

GROUND FLOOR	SQ FT	M SQ
Reception Hallway	37	3.44
Rear Lobby	77	7.15
Room 1	250	23.23
Room 2	173	16.07
Room 3	87	8.08
Room 4	185	17.19
Room 5	231	21.46
WC		
<b>TOTAL NET INTERNAL FLOOR AREA</b>	<b>926</b>	<b>86.03</b>
FIRST FLOOR		
Landing/Corridor	134	12.45
Room 6	233	21.65
Room 7	183	17.00
Room 8	190	17.65
Room 9	238	22.11
WC		
<b>TOTAL NET INTERNAL FLOOR AREA</b>	<b>844</b>	<b>78.41</b>
SECOND FLOOR		
Landing		
Room 10	445	41.34
Room 11	78	7.25
Room 12	448	41.62
<b>TOTAL NET INTERNAL FLOOR AREA</b>	<b>893</b>	<b>82.96</b>
BASEMENT		
<b>TOTAL NET INTERNAL FLOOR AREA</b>	<b>916</b>	<b>85.10</b>



## TENURE

The property is offered for sale freehold with vacant possession.

## SERVICES

(Not tested at the time of our inspection)

We understand that mains water, drainage and electricity are understood to be connected to the property.

## PLANNING

Prospective purchasers should make their own enquiries.

The property is understood to benefit from planning consent for Use Class E (offices) of the Town and Country Use Classes Order 1987.

The property is understood to have been previously used for residential consent and would lend itself to a variety of residential and commercial uses.

## LEGAL COSTS

Each party is to be responsible for their own legal costs associated with the selling of the property.

## VAT

The property is understood to be elected for VAT and VAT will therefore be charged on the price.

## RATES AND EPC

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


	RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
Ground Floor	£4,400	£2,196	D (98)
Suite 1	£3,550	£1,771	D (97)
Suite 2	£3,400	£1,697	E (119)
Suite 3	£4,200	£2,096	E (121)
Suite 4	£2,700	£1,347	E (116)
Suite 5	£1,650	£823	E (112)

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 selling agents.

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

Commercial Department

 01743 450 700

 [commercialmarketing@halls.gb.com](mailto:commercialmarketing@halls.gb.com)

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