



**Shop 91A High Street,
Newport,
TF10 7AY**

£9,500 Per Annum

Shop to rent in the popular market town of Newport. Situated in a prominent position on the High Street, opposite the Church. The shop, briefly comprises shop area, kitchen and WC with rear access into hallway.

Newport lies on the Shropshire and Staffordshire border approximately 6 miles north of Telford and 12 miles west of Stafford. The town enjoys easy access to Telford via the A518 and the A41 links with Junction 3 of the M54 motorway some 7 miles to the north.

Public car parking is available throughout the town, with the nearest car parks being the Council owned car parks at Water Lane and New Street.

Size: 143sq ft (13.3sqm)

Rent: £9,500 per annum

Deposit: £791

Services: We understand there is mains electricity, water and drainage connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

Services and utilities usage are not included in the lease and will therefore be a tenant's expense.

Planning: Prospective tenants should make their own enquiries. The property is understood to benefit from planning consent for uses within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Tenure: Leasehold. The shop is available to lease, on terms to be agreed.

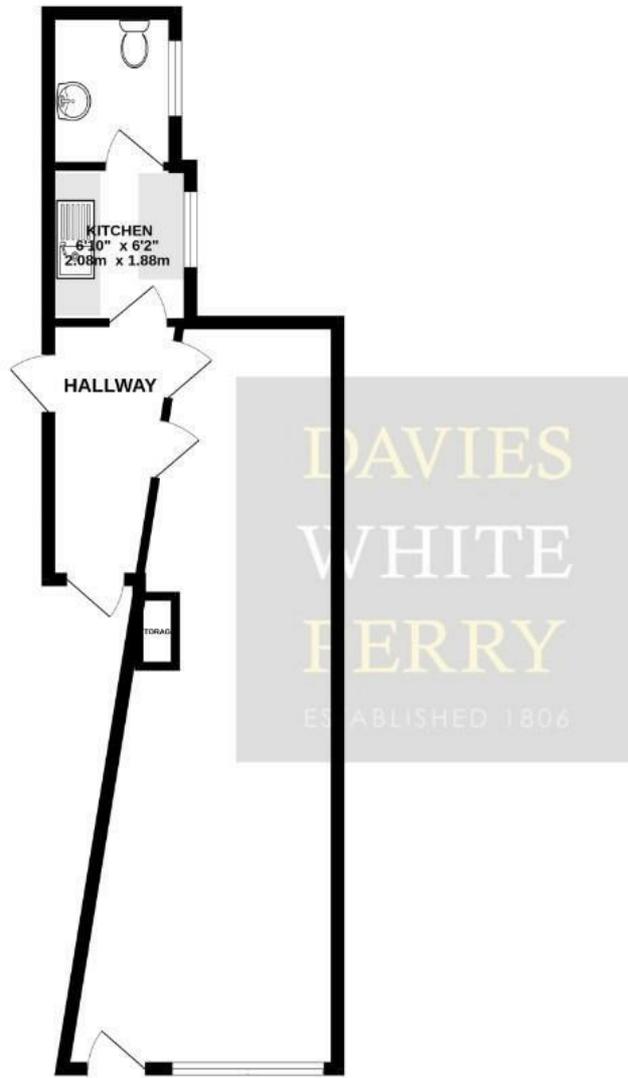
Local Authority: Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA - Tel: 01952 380000.

Rateable Value: The offices may qualify for small business rates relief. However, all enquiries should be directed to the Local Rating Authority.

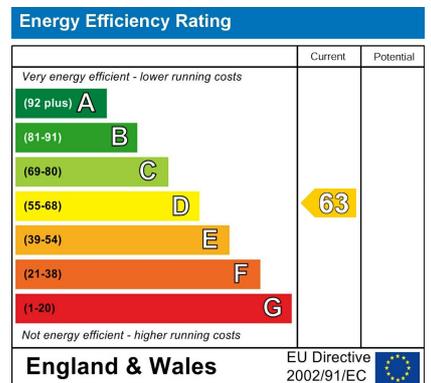
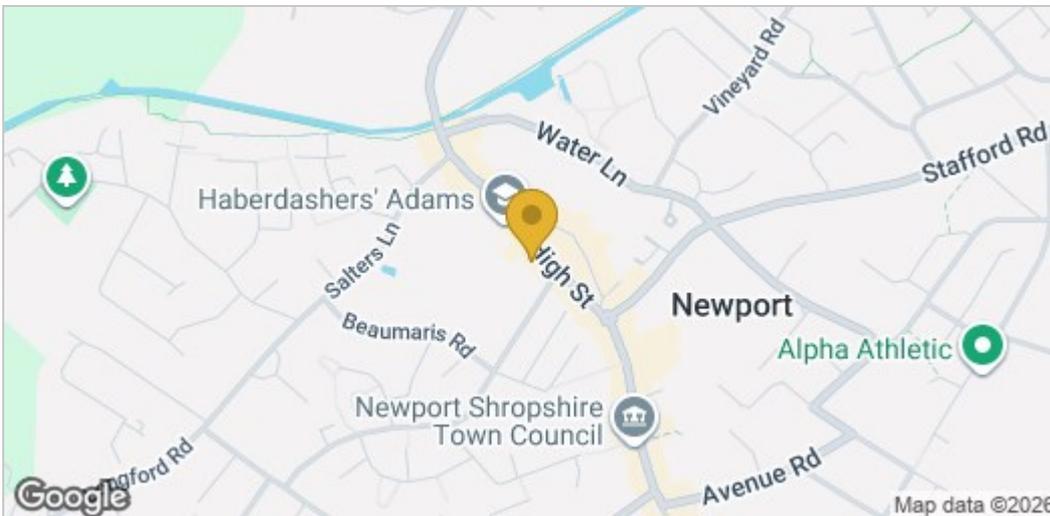
Legal Costs: Each party to be responsible for their own legal costs in connection with this matter.

Viewing: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

GROUND FLOOR
 NaN sq. ft. (NaN sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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