



PROMINENTLY LOCATED LOCK UP SHOP UNIT ON LOCATED ON A BUSY ROAD IN MARKET DRAYTON BENEFITING FROM A5 TAKEAWAY USE

45-47 SHREWSBURY RD, MARKET DRAYTON, SHROPSHIRE, TF93DN

- Ground Floor Lock Up shop unit with Total Net Internal Floor Area of approximately 52.56 sq m (566 sq ft)
- Located on a busy main road close to the centre of Market Drayton
- Current use A5 (Takeaway), previously a popular Fish and Chip shop
- Suitable for a variety of uses (subject to statutory consents)

RENT: £9,000 per annum (Exclusive)



LOCATION

The property is prominently located on Shrewsbury road one of the main arterial routes into the centre of Market Drayton. The total population of Market Drayton is 11,773 (2011 census), which is an increase of 8.1% on the 2001 figure and indicates that the town is growing faster than the county average and major employers in the town include Müller and Kerry Group.

Market Drayton is a north Shropshire market town, located approximately 20 miles north east of Shrewsbury, 14 miles south west of Newcastle-under-Lyme and 22 miles north of Telford.

The town benefits from excellent road communications being located on the A53, which connects Newcastle-under-Lyme with Shrewsbury. The town is seeing significant inward investment in areas such as Tern Valley Business Park



DESCRIPTION

The property provides a ground floor lock up shop unit providing a Total Net Sales Area of approximately 52.56 sq m (566 sq ft). The property benefits from part glazed shop frontage and forms part of a semi-detached property with residential next above and attached to the right hand side.

The property would lend themselves to a variety of uses (subject to statutory consents). The property has recently been running as a Fish and Chip shop under User Class A5 (takeaway).

The equipment in the shop is available on terms to be negotiated. Please speak to the agent for further information

ACCOMMODATION

(All measurements are approximate only)

	M SQ	SQ FT
Total Net Sales Area	52.56	566

TO LET

GROUND FLOOR LOCK UP SHOP UNIT

RATEABLE VALUE

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

Rateable Value (2023/24)	£2,500
Rates Payable (2023/24)	£1,247.50

RENT

£9,000 (Nine Thousand pounds) per annum (Exclusive) payable quarterly in advance

VAT

The property is understood not to be elected for VAT

PLANNING

Interested parties are advised to make their own enquiries to the local authority.

The property benefits from planning Consent for Use Class A5 of The Town and Country Use Classes Order.

EPC

The energy rating for the property is D (87)

SERVICES

(Not tested at the time of inspection)

We understand that mains water, electricity, water and gas are connected to the property.

TENURE

The property is available to let on a new lease on Tenants Full Repairing and Insuring Terms. The length of lease and other lease terms are subject to negotiation.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in documenting the transaction.

LOCAL AUTHORITY

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

Telephone: 0345 678 9000



VIEWING

Viewing via the letting agents:

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