



COMMERCIAL/BUSINESS UNIT FORMING PART OF ESTABLISHED AND POPULAR BUSINESS PARK  
UNIT 12 TALBOT WAY, MARKET DRAYTON, SHROPSHIRE, TF9 3SJ

- Total Gross Internal Floor Area 1,889 ft sq (175.57 m sq)
- Commercial/business unit arranged to provide warehouse/workshop, office and toilet
- Forming part of an established commercial area of Market Drayton
- Car parking to front

RENT: £11,300 per annum (Exclusive)



### LOCATION

The property is situated fronting onto Talbot Way and forms part of an established commercial estate with surrounding occupiers like Travis Perkins.

The estate is accessed from Adderley Road via Bert Smith Way and is located on the edge of the town centre of Market Drayton, where all local amenities are available and within easy access of the A53, which gives access to the national road network.

Market Drayton is an established market town in North Shropshire with a population of about 10,000 people. The town is located approximately 20 miles from the County Town of Shrewsbury and approximately 22 miles from the town of Telford and approximately 17 miles from the city of Stoke. Market Drayton benefits from good connectivity to the national road network.

### DESCRIPTION

The property comprises of mid terraced commercial/business unit which has a Total Gross Internal Floor Area of approximately 1,889 ft sq (175.57 m sq) with warehouse/workshop with an eaves height of approximately 4.5 metres.

The unit has an up and over door opening to the front elevation with a width of approximately 3.1 metres. There is car parking to the front of the unit.



### ACCOMMODATION

(All measurements are approximate only)

	SQ FT	MSQ
Total Gross Internal Floor Area with office and WC	1,889	175.57

### RATEABLE VALUE

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

Rateable Value (2023/24)	£9,100
Rates Payable (2023/24)	£4,541

### RENT

£11,300 (Eleven thousand, three hundred pounds) per annum (Exclusive) payable quarterly in advance by standing order.

# TO LET

## COMMERCIAL/BUSINESS UNIT

### VAT

Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending Tenant should satisfy themselves independently as to VAT in respect of any transaction. All figures in these particulars are quoted exclusive of VAT.

### PLANNING

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

The property is understood to benefit from planning consent for Use Class B of the Town and Country Use Classes Order 1987. The property would lend itself to a variety of uses subject to statutory consents.

### EPC

The EPC for the property is G (168)

### SERVICES

(Not tested at the time of inspection)

We understand that mains water, drainage and electricity (including three phase) are connected to the property.

### TENURE

The property is offered to let on a new lease for a length of term by negotiation on Tenants Full Repairing and Insuring Terms (subject to service charge provisions) for a term of 3 years. The lease is to be inside the Landlord and Tenant Act 1954 Part 2.

### LEGAL COSTS

The incoming tenant is to be liable for the landlords reasonable legal costs associated with the letting of the property.

### LOCAL AUTHORITY

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

Telephone: 0345 678 9000



### VIEWING

Viewing via the letting agents:

James Evans

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COMMERCIAL



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