



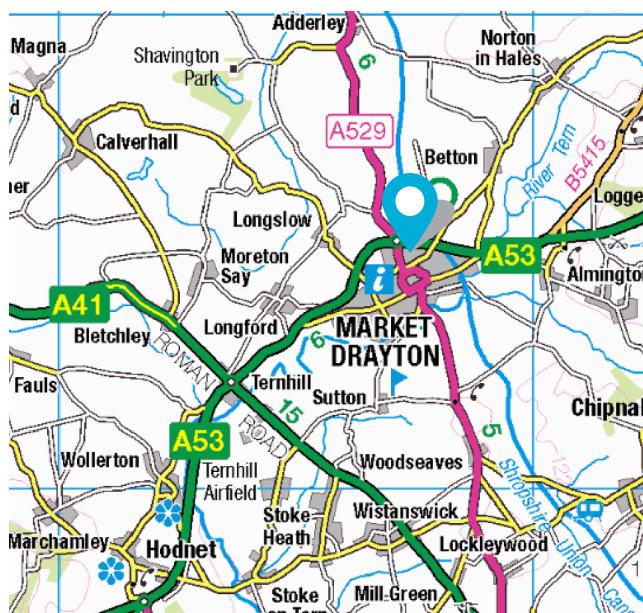
COMMERCIAL/BUSINESS UNIT FORMING PART OF ESTABLISHED AND POPULAR BUSINESS PARK
UNIT 12 TALBOT WAY, MARKET DRAYTON, SHROPSHIRE, TF9 3SJ

- 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)

TO LET

COMMERCIAL/BUSINESS UNIT



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	M SQ
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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IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, give notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries

in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.



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