



## FOR SALE/TO LET - MODERN COMMERCIAL UNIT

UNIT 97, TERN VALLEY BUSINESS PARK, MARKET DRAYTON, SHROPSHIRE, TF9 3AG

# KEY POINTS

# 1,076

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



MODERN COMMERCIAL UNIT

# FTTP BROADBAND



ALL MEASUREMENTS ARE APPROXIMATE



For Sale


# £159,950

TO LET

# £12,000


PER ANNUM (EXCLUSIVE)

James Evans

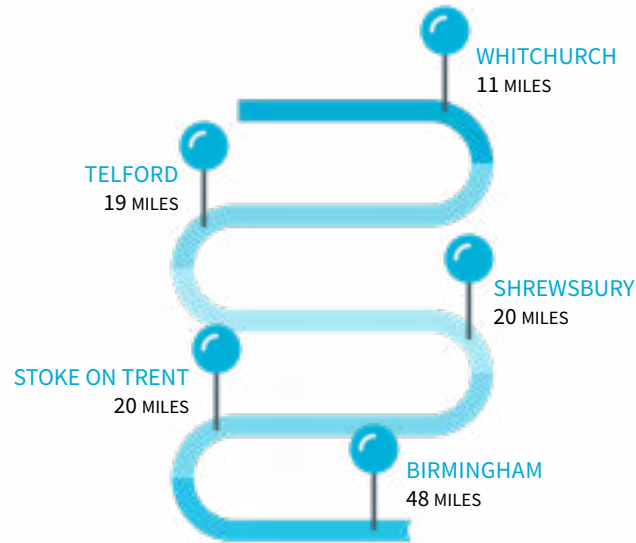
 07792 222 028

[james.evans@hallsgb.com](mailto:james.evans@hallsgb.com)

Ellie Studley

 07538 912 096

[e.studley@hallsgb.com](mailto:e.studley@hallsgb.com)



## LOCATION

The property comprises of the last phase of the popular Tern Valley Business Park and benefits from roadside frontage onto Shrewsbury Road on the edge of the town of Market Drayton. The property is accessed from Wallace Way and the surrounding occupiers include Tern Valley Day Nursery, House of Carpets, Muller and is also within proximity of the Mcdonald's drive thru.

The property forms part of a development of 8 units that form part of Tern Valley Business Park. The development benefits from good connectivity with easy access to the A53 and 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 19 miles from the town of Telford and approximately 20 miles from the city of Stoke.



THREE  
ALLOCATED  
PARKING SPACES

# DESCRIPTION

The property comprises of a mid terrace new build commercial unit that offers flexible open plan accommodation that lends itself to a variety of commercial, leisure and quasi retail uses.

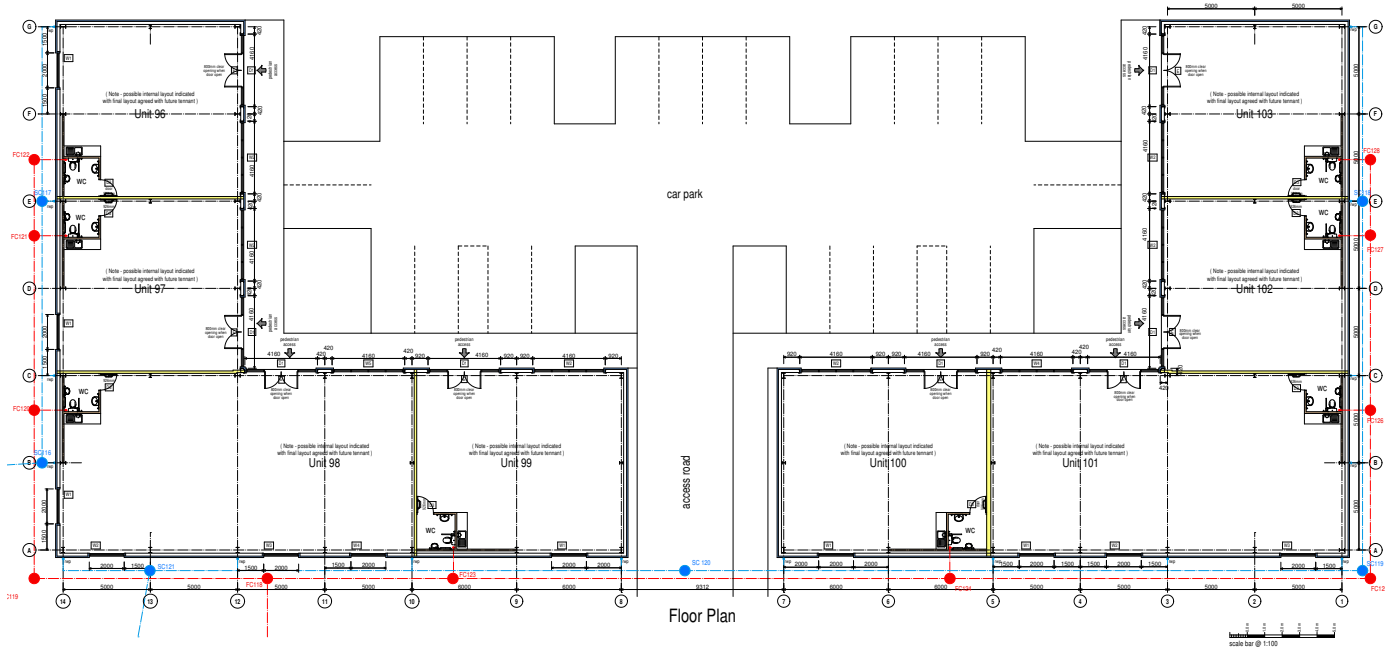
The unit benefits from a prominent location onto Shrewsbury Road and is accessed via the internal spine road off Shrewsbury Road within the Tern Valley Business park known as Wallace Way.

The unit has 3 allocated vehicle parking spaces and is of portal framework clad in modern micro rib profile sheeting with a stunning floor to ceiling glass frontage incorporating double access glass doors with internally a toilet and welfare facilities. There is also a large, fixed glass window in the rear elevation.

# ACCOMMODATION

All measurements are approximate

	M SQ	SQ FT
<b>TOTAL GROSS INTERNAL AREA</b>	<b>99.95</b>	<b>1,076</b>



## TENURE

The property is available for purchase on a long leasehold tenure at a peppercorn rent for a term of approximately 999 years. There is a mechanism in place to convert the leasehold to freehold once the development is completed and the mechanism triggered. Further details available on request from the selling agents.

The property is available on a new lease for a length of term to be negotiated, with 3 yearly rent reviews. The lease will be granted on a Tenants Full Repairing and Insuring Basis

## PLANNING

Prospective purchasers should make their own enquiries.

The property would lend itself to a variety of uses falling within Use Class E and Use Class B of the Town and Country Use Classes Order 1987.

## SERVICES

(Not tested at the time of our inspection)

Mains water, three phase electricity, fibre to the property (FTTP) broadband and drainage are understood to be connected to the property.

## PRICE / RENT

£159,950 (Exclusive) / £12,000 per annum

## LEGAL COSTS

Each party bear their own legal costs in connection with the sale of the property.

## VAT

The property is elected for VAT.

## RATES/EPC

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


The unit may benefit from Small Business Rates Relief.

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
TBA	TBA	TBA

## LOCAL AUTHORITY

Shropshire Council,  
Shirehall,  
Abbey Foregate,  
Shrewsbury,

SY2 6ND


 0345 678 9000


[SHROPSHIRE COUNCIL WEBSITE](#)

## VIEWING

Strictly by prior arrangement with the letting 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)

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, given 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 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, given 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.