



## TO LET - PROMINENTLY LOCATED SHOP UNIT

7 HIGH STREET, MARKET DRAYTON, TF9 1PY

# KEY POINTS

# 3,590

SQ FT

TOTAL NET SALES AREA



LARGE RETAIL UNIT



## LARGE BASEMENT WITH LOADING LIFT


ALL MEASUREMENTS ARE APPROXIMATE

# £30,000

PER ANNUM


(EXCLUSIVE)

James Evans

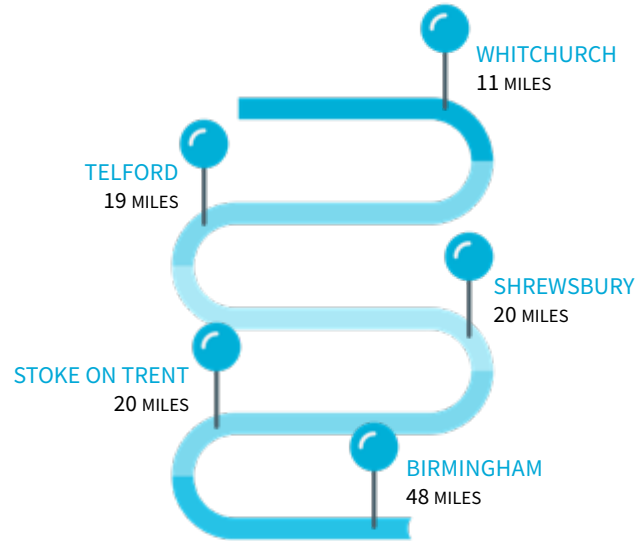
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## LOCATION

The property is prominently located fronting onto High Street in the town Market Drayton and is located close to the junction of High Street with Shropshire street. The surrounding occupiers include Hair Boulevard, All Sorts, Tudor House and Dourish and Day.

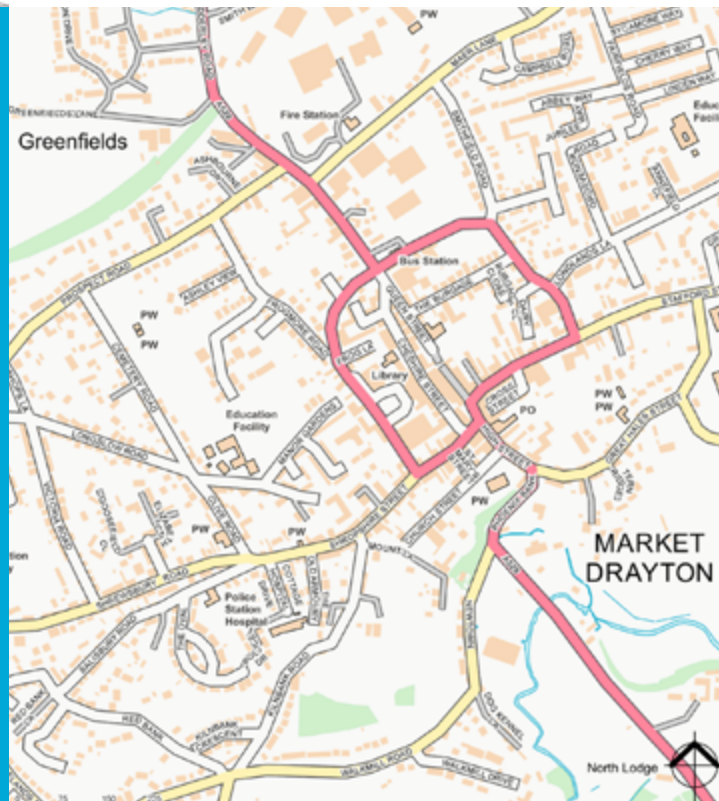
Market Drayton is an established market town in North Shropshire with a population of about 12,000 people. The town is located approximately 20 miles from the County Town of Shrewsbury and approximately 19 miles from the town of Telford and approximately 20 miles from the city of Stoke.



# 12,066

MARKET DRAYTON POPULATION

2021 CENSUS



## DESCRIPTION

The property provides a prominently located mid terraced part three part two storey property that benefits from a fully glazed shop front onto High Street. The property is of traditional construction and benefits from loading from the rear of the property.

The property is arranged to provide a large open plan retail sales area with a Total Net Internal Sales Area of approximately 3,590 ft sq (333.49 m sq). The property has a large basement area with a Total Gross Internal Floor area of approximately 1994 ft sq (185.23 m sq) that provides stores and there is a loading lift between the basement and the ground floor area. The property also benefits from welfare facilities and offices and stores at first floor level providing a Total Net Internal Floor Area of approximately 498 ft sq (46.26 m sq).

The property would lend itself to a variety of commercial uses, subject to statutory consents.



# ACCOMMODATION

All measurements are approximate

	M SQ	SQ FT
GROUND FLOOR		
TOTAL NET SALES AREA	333.49	3,590
FIRST FLOOR		
TOTAL NET INTERNAL FLOOR AREA	46.26	498
Staffroom		
Office		
Stores		
WCs		
BASEMENT		
TOTAL NET INTERNAL FLOOR AREA	185.23	1,994



## TENURE

The property is offered to let on a new Tenants Full Repairing and Insuring Lease for a length of term by negotiation with rent reviews at 3 yearly intervals.

## PLANNING

Prospective purchasers should make their own enquiries.

The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order 1987.

## SERVICES

(Not tested at the time of our inspection.)

All mains services are understood to be connected to the property at the effective date of valuation.

There is a loading lift between the ground floor and basement areas.

## RENT

£30,000 per annum (Exclusive)

## LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs incurred in connection with the letting of the property.

## VAT

The property is understood to be elected for VAT and therefore VAT is understood to be payable on the rent.

## RATES/EPC

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

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£31,000	£15,469	C (71)


The unit may benefit from Small Business Rates Relief.

RATES

EPC

## 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@hallsgb.com](mailto:commercialmarketing@hallsgb.com)

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