



FOR SALE - COMMERCIAL/BUSINESS/TRADE COUNTER UNIT

UNIT 18 TERN VALLEY BUSINESS PARK, MARKET DRAYTON, SHROPSHIRE, TF9 3AG

KEY POINTS

1,076
SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



MODERN COMMERCIAL UNIT



GOOD
CONNECTIVITY

ALL MEASUREMENTS ARE APPROXIMATE



OFFERS IN THE REGION OF
£180,000
(EXCLUSIVE)

James Evans

 07792 222 028

james.evans@hallsgb.com

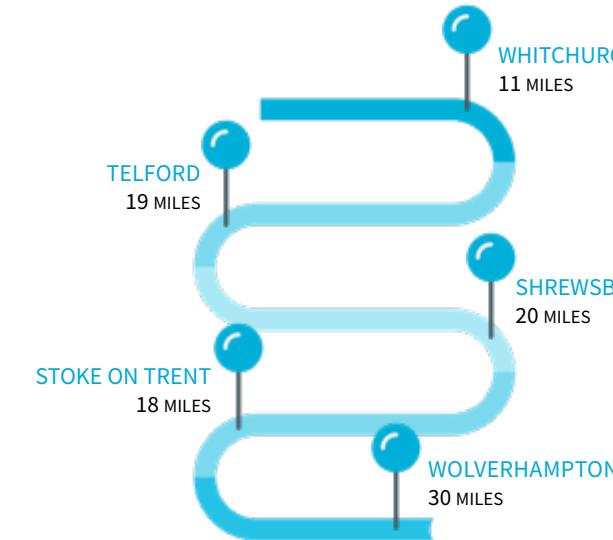
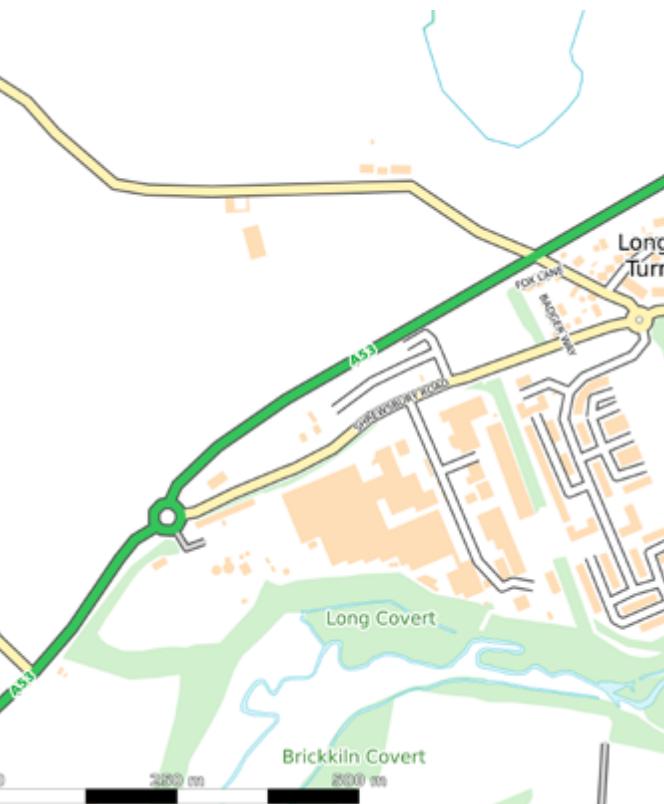
Ellie Studley

 07538 912 096

e.studley@hallsgb.com



ALLOCATED
PARKING



LOCATION

The property forms part of the Tern Valley Business Park, on the outskirts of Market Drayton, which is located in the north-east of Shropshire. Market Drayton is 20 miles to the north of Shrewsbury, and 20 miles to the west of Stoke-on-Trent. Wolverhampton is 30 miles to the south.

Tern Valley is located just off the A53, to the south-west of the town centre. Tern Valley is accessed from the Shrewsbury Road, with the main spine road running to the south of the Shrewsbury Road and continuing to the rear of the site.

DESCRIPTION

The property provides a modern end of terrace commercial unit with a Total Gross Internal Floor Area of approximately 1,076 ft sq (99.95 m sq).

The unit is arranged to provide a ground floor accommodation arranged as a warehouse/workshop area with a toilet and separate internal office/stores area.

ACCOMMODATION

All measurements are approximate

	M SQ	SQ FT
TOTAL GROSS INTERNAL AREA	99.95	1,076



TENURE

The property is offered for sale on a long leasehold basis with vacant possession (it is a long lease for approximately 999 years at a peppercorn rent). Further details available from the selling agents upon request.

PLANNING

Prospective purchasers should make their own enquiries. The property is understood to benefit from planning consent for Use Class B of the town and country use classes order 1987 and would suit a variety of uses subject to statutory consents.

SERVICES

(Not tested at the time of our inspection.)

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

PRICE

Offers in region of £180,000 (Exclusive)

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:

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£6,800	£ 3,393	A (24)

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

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.