



**FOR SALE BY AUCTION - LOCK UP SHOP UNIT WITH PLANNING CONSENT FOR RESIDENTIAL CONVERSION**

**10 STAFFORD STREET, MARKET DRAYTON, SHROPSHIRE, TF9 1HY**

# KEY POINTS

# 351

SQ FT

TOTAL NET SALES AREA



INVESTMENT/DEVELOPMENT  
OPPORTUNITY

PLANNING CONSENT  
FOR CONVERSION  
INTO A  
RESIDENTIAL FLAT


ALL MEASUREMENTS ARE APPROXIMATE



GUIDE PRICE  
**£75,000**


(EXCLUSIVE)

James Evans

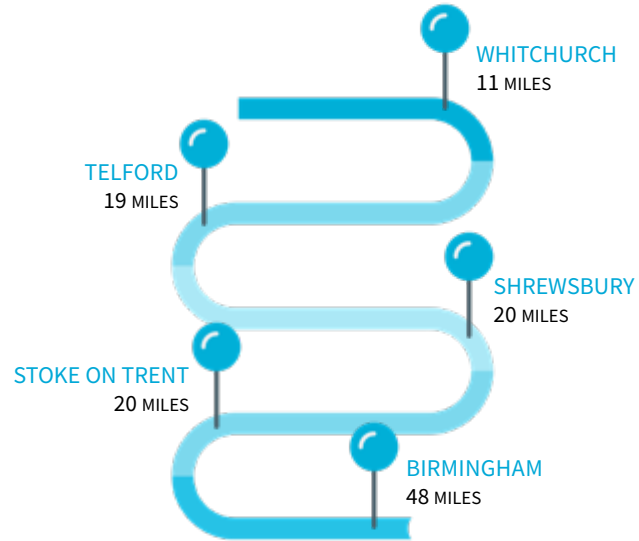
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## LOCATION

The property is prominently located fronting onto Stafford Street on the edge of the town centre of Market Drayton. The property is located in an area of mixed development and in proximity to all local amenities with occupiers including Perfected Tips, Lucky Star and Unicorn .

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 comprises of a prominently located two storey mid terraced property with a flying freehold to part. The property is of traditional construction being of brick construction under a tiled roof cover with a glazed shop frontage onto Stafford Street.

The property is arranged to provide on the ground floor a lock up shop unit with a Total Net sales Area of approximately 351 ft sq (32.60 m sq) and ancillary accommodation. The shop unit benefits from planning consent for conversion into a residential flat under Planning Reference 23/00410/FUL.

The first floor of the property is currently arranged to provide a 2 bedroomed residential flat with a self contained ground floor entrance. The residential flat provides a Total Gross Internal Floor Area of approximately 705 ft sq (65.49 m sq) and is arranged as two bedrooms, sitting room, kitchen and a bathroom.

The property would lend itself relatively easily to residential conversion of the ground floor.

The full potential of the property can only be appreciated by undertaking an inspection of the property.

The property would be of interest to owner occupation, property investors and property developers/speculators.

# ACCOMMODATION

All measurements are approximate

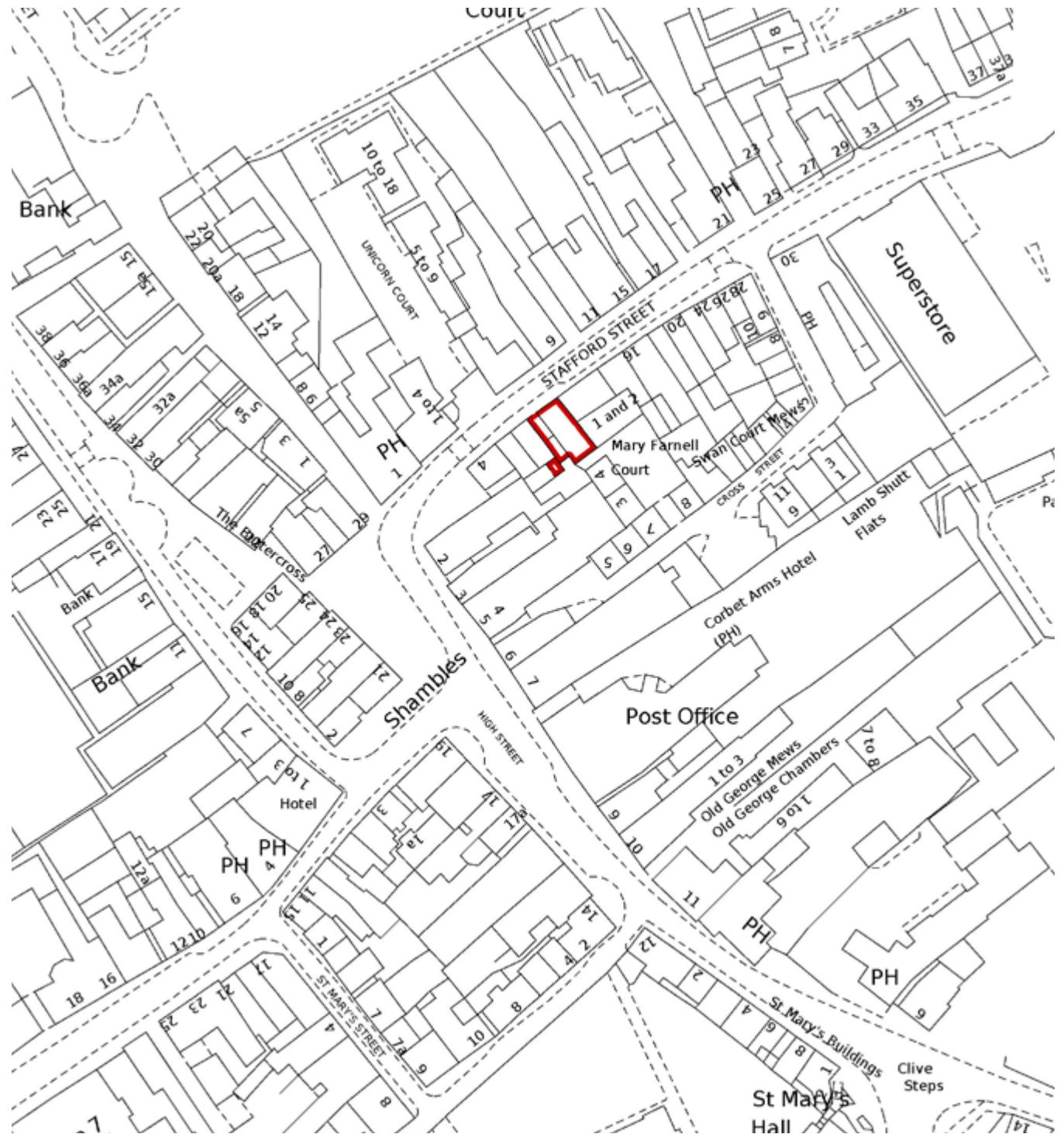
COMMERCIAL	SQ FT	M SQ
Rear Lobby	48	4.45
Rear Store	184	17.09
<b>TOTAL NET SALES AREA</b>	<b>351</b>	<b>32.60</b>
RESIDENTIAL	SQ FT	M SQ
GROUND FLOOR ENTRANCE		
FIRST FLOOR		
Kitchen		
Bathroom		
Sitting Room		
Bedroom 1		
Bedroom 2		
<b>TOTAL GROSS INTERNAL AREA</b>	<b>705</b>	<b>65.49</b>

# SERVICES

(Not tested at the time of our inspection.)

Mains water, drainage and electricity are understood to be connected to the shop.

Mains water, electricity, drainage and gas are understood to be connected to the residential flat.



## RATES AND EPC

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

	RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
COMMERCIAL	£4,400	£2,196	D (84)

### RATES

### EPC

	COUNCIL TAX BAND	ENERGY RATING
RESIDENTIAL	A	D (57)

### COUNCIL TAX

### EPC

## PLANNING

Prospective purchasers should rely on 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 on the ground floor. The ground floor also benefits under Planning Reference Number 23/00410/FUL for conversion into a residential flat. The first floor of the property benefits from planning consent for residential use under C3 of the Town and Country Use Classes Order 1987.

The property is understood to have been previously used for residential consent and would lend itself to a variety of residential and commercial uses. The property is understood not to be listed but is located in a Conservation Area.

## TENURE

The property is offered for sale with vacant possession.

## GUIDE PRICE/RESERVE

£75,000 (Seventy five thousand pounds) (Exclusive)

\* Guides are provided as an indication of each seller's minimum expectation they are not necessarily figures which a property will sell for and may change at any time prior to the auction.

Each property will be offered subject to a reserve [a figure below which the Auctioneer cannot sell the property during the auction] which we expect will be set within the Guide Range or no more than 10% above a single figure guide. The property is offered for sale by public auction on Friday 26th April at 3pm at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR.

## BUYERS PREMIUM

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer's Premium as noted on individual lots. This is additional to the purchase price and set at 2.5% plus VAT of the "hammer price", subject to a minimum fee of £2,500 plus VAT (£3,000).

Please bring with you the means to pay both the deposit and the Buyers Premium.

## METHOD OF SALE

The property is offered for sale by public auction on Friday 26th April at 3pm at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR.

## MONEY LAUNDERING REGULATIONS

PLEASE NOTE that any person buying or bidding at auction MUST produce TWO forms of identification documentation. One to confirm their name and residential address, i.e. utility bill or bank statement and one photo ID, i.e. passport or driving licence. We will be unable to accept your bid unless you have registered with us and produced suitable ID.

## CONDITIONS OF SALE

Please note that the property is sold in accordance with the Common Auction Conditions [4th Edition March 2018] (a copy of which is included with the Legal Pack). Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendors Solicitor prior to the auction.

The contract and special conditions of sale will not be read out by the auctioneers at the auction but will be available for inspection at the auctioneer's offices or the vendors solicitors for a period before the auction date. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of and will be attached to the Sale Memorandum.

## PAYMENT OF DEPOSIT

The successful buyer of each lot will be required to pay a deposit of 10% of the purchase price (subject to a minimum of £1,000) to the vendors' solicitor prior to leaving the saleroom. Any deposit payments collected by Halls Holdings Limited will incur a 1% service charge.

PLEASE NOTE THAT WE DO NOT ACCEPT ANY FORM OF CASH DEPOSIT OR CREDIT CARDS.

## RIGHTS OF WAY, EASEMENT & WAYLEAVES

The land will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in the sales particulars or not.

## TOWN & COUNTRY PLANNING


The land will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road widening or improvement schemes, land charges and statutory or provisional by-laws without any obligation on the vendor to specify them.

## BOUNDARIES, ROADS AND FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and roads and neither the Vendor nor the Agent will be responsible for defining the ownership of boundary hedges or fences.

## LOCAL AUTHORITY

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

 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)


## SOLICITOR


Rachel Wierzbinski  
PCB Solicitors  
01743 248 148  
[rachel.wierzbinski@pcblaw.co.uk](mailto:rachel.wierzbinski@pcblaw.co.uk)

## VIEWING

Strictly by prior arrangement with the selling 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.