



FOR SALE BY AUCTION - SUBSTANTIAL OFFICE BUILDING WITH SIGNIFICANT RESIDENTIAL POTENTIAL

CLARENCE HOUSE, 30 QUEEN STREET, MARKET DRAYTON, SHROPSHIRE, TF9 1PS

KEY POINTS

2,663
SQ FT

TOTAL NET INTERNAL FLOOR AREA



INVESTMENT/DEVELOPMENT
OPPORTUNITY


SIGNIFICANT
RESIDENTIAL
CONVERSION
POTENTIAL

ALL MEASUREMENTS ARE APPROXIMATE




GUIDE PRICE
£225,000
(EXCLUSIVE)

James Evans

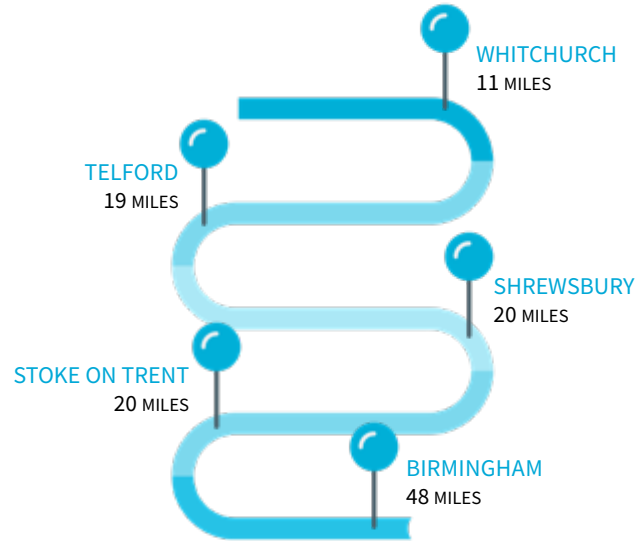
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Ellie Studley

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LOCATION

The property is prominently located fronting onto Queen 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.

To the rear of the property there is residential housing and there are a variety commercial retail occupiers in proximity.

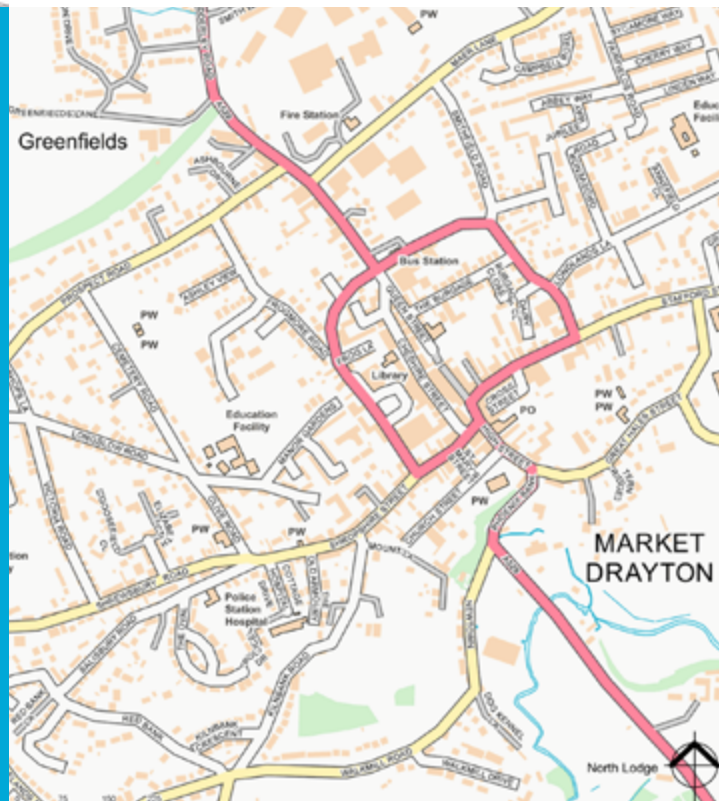
Market Drayton is an established market town in North Shropshire with a population of about 12,000 people. The town is located approximately 20 miles from the County Town of Shrewsbury and approximately 19 miles from the town of Telford and approximately 20 miles from the city of Stoke.



12,066

MARKET DRAYTON POPULATION

2021 CENSUS



DESCRIPTION

The property comprises of an imposing three storey semi-detached property with a basement area. The property has most recently been used for office accommodation but has previously been used as residential flats. The property is of traditional construction and provides an imposing property with frontage onto Queen Street.

The property is arranged to provide currently offices with a Total Net Internal Floor Area of approximately 2,663 ft sq (247.38 m sq) over the three floors with welfare facilities and with a basement area that has a Total Gross Internal Floor Area of approximately 916 ft sq (85.09 m sq).

The property would lend itself relatively easily to residential conversion as flats or a single private residence.

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

GROUND FLOOR	SQ FT	M SQ
Reception Hallway	37	3.44
Rear Lobby	77	7.15
Room 1	250	23.23
Room 2	173	16.07
Room 3	87	8.08
Room 4	185	17.19
Room 5	231	21.46
WC		
TOTAL NET INTERNAL FLOOR AREA	926	86.03
FIRST FLOOR		
Landing/Corridor	134	12.45
Room 6	233	21.65
Room 7	183	17.00
Room 8	190	17.65
Room 9	238	22.11
WC		
TOTAL NET INTERNAL FLOOR AREA	844	78.41
SECOND FLOOR		
Landing		
Room 10	445	41.34
Room 11	78	7.25
Room 12	448	41.62
TOTAL NET INTERNAL FLOOR AREA	893	82.96
BASEMENT		
TOTAL NET INTERNAL FLOOR AREA	916	85.10



SERVICES

(Not tested at the time of our inspection)

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

RATES AND EPC

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

	RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
Ground Floor	£4,400	£2,196	D (98)
Suite 1	£3,550	£1,771	D (97)
Suite 2	£3,400	£1,697	E (119)
Suite 3	£4,200	£2,096	E (121)
Suite 4	£2,700	£1,347	E (116)
Suite 5	£1,650	£823	E (112)

RATES

EPC

PLANNING

Prospective purchasers should make their own enquiries.

The property is understood to benefit from planning consent for Use Class E (offices) 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.

TENURE

The property is offered for sale freehold with vacant possession by auction.

GUIDE PRICE/RESERVE

£225,000 (Two hundred and twenty five thousand pounds)
(Exclusive)

* Guides are provided as an indication of each sellers 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


Thomas Blood - Partner
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Thomas.Blood@grahamwithers.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

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.