



## 28-30 St. Mary's Street

Newport, TF10 7AB

**Prominently located single storey lock up shop unit with fully glazed shop front which benefits from a roller shutter door to the rear**

**4,999 sq ft**  
(464.42 sq m)

- Prominently located single storey lock up shop unit
- Fully glazed shop front
- Total Net Internal Floor Area of approximately 4,999 ft sq (464.38 m sq)
- Provides retail sales area, stores and welfare facilities
- Roller shutter door to the rear elevation of the property
- Sought after town of Newport

# 28-30 St. Mary's Street, Newport, TF10 7AB

## Description

The property comprises of a prominently located single storey lock up shop unit that provides a Total Net Internal Floor Area of approximately 4,999 sq ft ( 464.38 m sq).

The property is arranged to provide retail sales area, stores and welfare facilities and provides flexible accommodation that would lend itself to a variety of retail/commercial uses (subject to any statutory consents).

The property benefits from a roller shutter door to the rear elevation of the property for servicing that has a width of approximately 3.17 metres.

The property benefits from a fully glazed shop front and is of traditional construction.

A viewing of the property to appreciate its full potential is recommended.

## Location

The property is located fronting onto St Marys Street in the town centre of the sought after town of Newport. The property is prominently located and the surrounding occupiers include Drew Udall and Company, Immis's cakes and Bakery, Tylers Gas and Electrical and St Nicholas Church.

St Marys Street provides on street car parking and is one of the prime retail streets serving the retail hierarchy of Newport town centre. The property benefits from a right of serving at the rear of the property.

Newport is an attractive market town situated on the Shropshire/Staffordshire Border. The town is located approximately 10 miles north of the town of Telford, 12 miles west of the town of Stafford and 25 miles north east of the Shrewsbury.

The town had a population of 14,182 at the 2021 census. The town lies approximately 9 miles from the M54, which provides access to the national road network.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Total Net Internal Floor Area	4,999	464.42
<b>Total</b>	<b>4,999</b>	<b>464.42</b>

## Terms

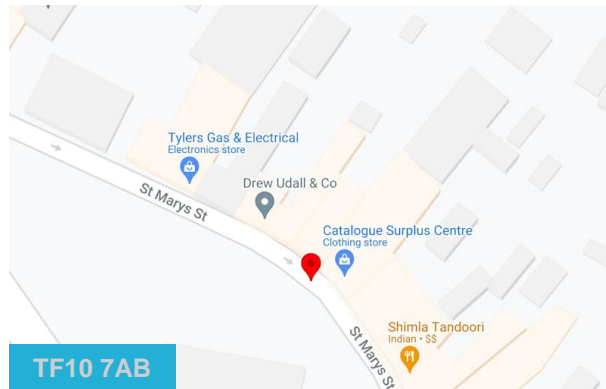
The property is offered to sale freehold with vacant possession.

Alternatively, consideration will be given to the letting of the property on a Tenants Full Repairing and Insuring Lease for a length of term by negotiation with rent reviews at 3 yearly intervals.

## Services

(Not tested parties should rely on their own enquiries.)

We understand that all mains services are connected to the property.



## Summary

Available Size	4,999 sq ft
Rent	£30,000.00 per annum
Price	Offers in the region of £385,000.00
Rates Payable	£14,471 per annum
Rateable Value	£29,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (67)

## Viewing & Further Information



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