



**FOR SALE (MAY LET) - LOCK UP SHOP UNIT**

**28-30 ST MARYS STREET, NEWPORT, SHROPSHIRE, TF10 7AB**

# KEY POINTS

# 4,999

SQ FT

TOTAL NET INTERNAL FLOOR AREA



RETAIL UNIT

ROLLER  
SHUTTER DOOR  
TO THE REAR  
ELEVATION

ALL MEASUREMENTS ARE APPROXIMATE




OFFERS IN THE REGION OF

# £385,000


(EXCLUSIVE)

James Evans

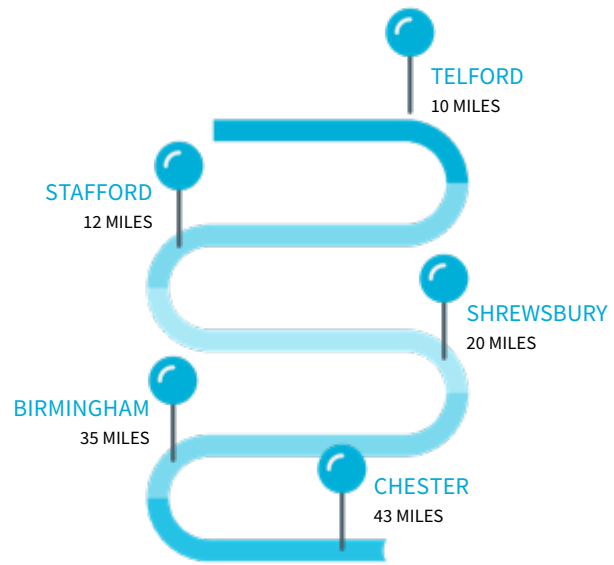
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## LOCATION

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.

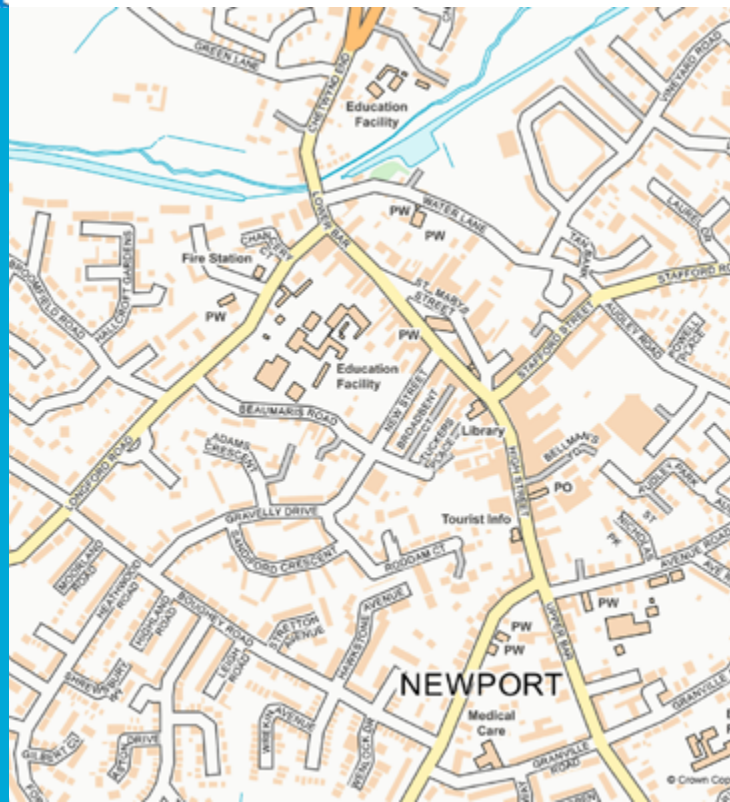
Newport is an attractive market town situated on the Shropshire/Staffordshire Border. The town is located approximately 10 miles north of the town of Telford, 12 miles west of the town of Stafford and 25 miles north east of the Shrewsbury. The town had a population of 14,182 at the 2021 census. The town lies approximately 9 miles from the M54, which provides access to the national road network.



NEWPORT  
POPULATION  
**14,182**

APPROXIMATELY

2021 CENSUS



# 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 ft sq ( 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.

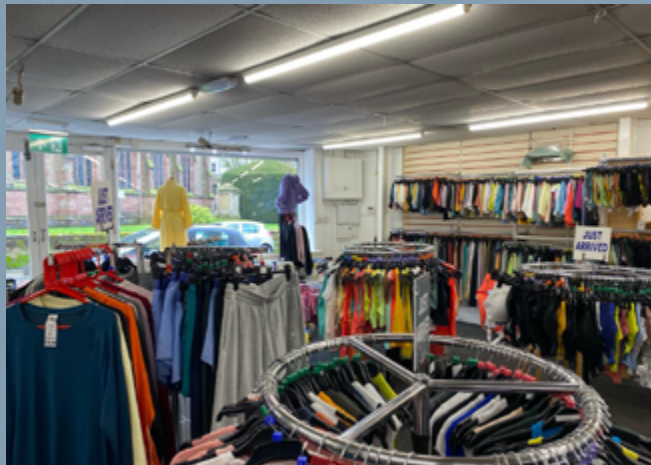
The property benefits from a fully glazed shop front and is of traditional construction.

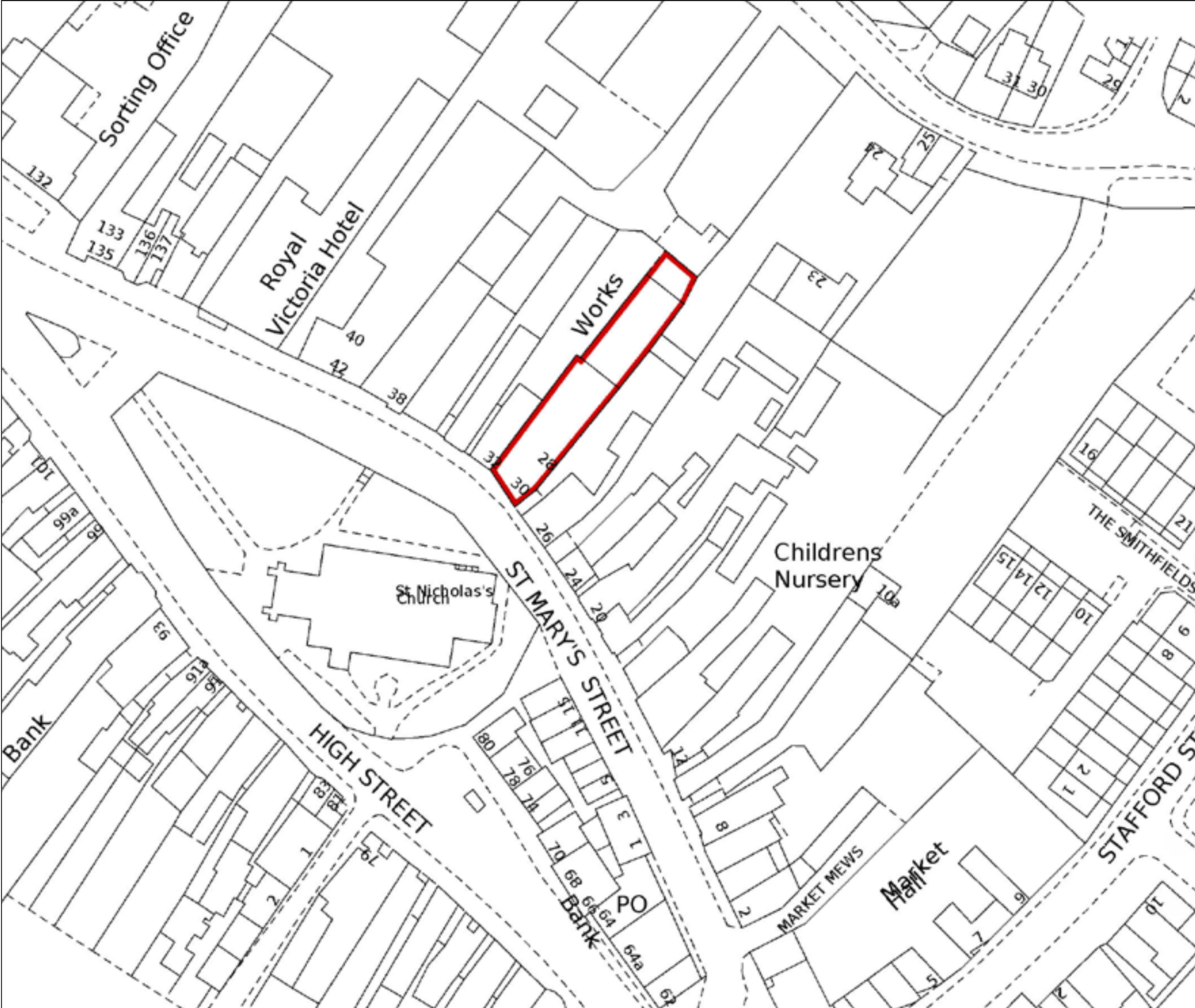
A viewing of the property to appreciate its full potential is recommended.

# ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

	M SQ	SQ FT
TOTAL NET INTERNAL FLOOR AREA	464.38	4,999





## TENURE

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.

## PLANNING

Prospective purchasers should make their own enquiries.

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

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

## LEGAL COSTS

Each party to bear their own legal costs associated with the sale of the property.

## VAT

The property is understood not to be elected for VAT. All prices and figures are quoted exclusive of VAT.

## SERVICES

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

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

## PRICE

Offers in the region of £385,000 (Exclusive)

## RENT

£30,000 per annum (Exclusive), payable quarterly in advance by standing order.

## RATES/EPC

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

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£29,000	£14,471	C (67)


RATES

EPC

## LOCAL AUTHORITY

Telford and Wrekin Council,

Southwater One,  
Southwater Square,  
Southwater Way,  
Telford,  
TF3 4JG

 01952 380000

[TELFORD AND WREKIN COUNCIL WEBSITE](#)

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

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