



## 26 Cheshire Street, Market Drayton Shropshire, TF9 1PF

- Ground floor retail unit extending to approximately 487 sq ft (45.3 sq m) NIA
- Town centre location with a high pedestrian footfall
- Nearby occupiers include Costa Coffee, WH Smith and Greggs
- On street car parking and public parking available nearby

# 26 Cheshire Street Market Drayton

## LOCATION

The property is situated in the North Shropshire market town of Market Drayton, which has a population of approximately 12,000 and lies some 20 miles northeast of Shrewsbury, 22 miles north of Telford and 14 miles southwest of Newcastle-under-Lyme.

The property itself is situated in the town centre fronting onto the main retail area of Cheshire Street. It immediately adjoins a local deli to one side and an accountancy practice to the other side. Costa Coffee is directly opposite and other nearby users include WH Smith, Savers, Argos and Greggs.

## DESCRIPTION

The property comprises a ground floor retail unit forming part of a terrace of shops fronting onto Cheshire Street. It has a glazed shop frontage and double pedestrian access doors.

Internally, the unit provides a sales/retail area to the front with a couple of steps leading down to a smaller rear area with WC facilities off. The accommodation benefits from a suspended ceiling with integrated lighting in part and strip lighting to the rear section, with laminate flooring throughout.

Outside, on-street car parking is available nearby as well within the town's public car parks, all within walking distance.

## ACCOMMODATION

Net Internal Area                      487 sq ft                      (45.3 sq m)

## SERVICES

We understand that mains electricity and water are available and/or connected to the property. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

## PLANNING

We understand the property has planning permission for uses within Class A1 of the Town & Country Planning Act 1987 (Use Class Order 2005).

## TENURE

Leasehold: The property is available to lease on terms to be agreed. Please contact the agent for further details.



## RENT

The quoting rent is £6,500 per annum exclusive.

## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Shrewsbury, Shropshire, SY2 6ND  
Tel: 0345 678 9003

## BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £6,900.

Small business rates relief may mean that qualifying businesses will pay no business rates. For further information please contact the Local Rating Authority as detailed above.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(60).

## VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

## VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/3608



Printcode: 2020714

## What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.



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