

MARKET DRAYTON

83 Shropshire Street

To Let

* Business Rates Free *

*Suitable for A1 / A2 / A3 or D1
(subject to planning)*



Location

The property is located on Shropshire Street, one of the main arterial roads in Market Drayton town centre. Nearby adjacent occupiers include **Hairspray** Hairdressers, **Golden House** Chinese takeaway and the **Tanning Lounge**.

Lease

The premises are available by way of a new lease for a term of years to be agreed.

Rent

£7,500 per annum exclusive.

EPC

E104

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Accommodation

| | | |
|----------------|-------------|------------|
| Internal Width | 17' 2" | 5.23 m |
| Shop Depth | 39' 11" | 12.19 m |
| Ground Floor | 646 sq. ft. | 60.0 sq.m. |
| First Floor | 594 sq. ft. | 55.2 sq.m. |

Business Rates

Enquiries to Shropshire Council confirm the property is assessed as follows:-

| | |
|-------------------------|------------|
| Rateable Value (2017) | £4,900 |
| Rayes Payable (2017/18) | £2,288.30* |

*Please note small business rate relief may be available. Interested parties are advised to make their own enquiries with Shropshire Council.

Photographs and plans

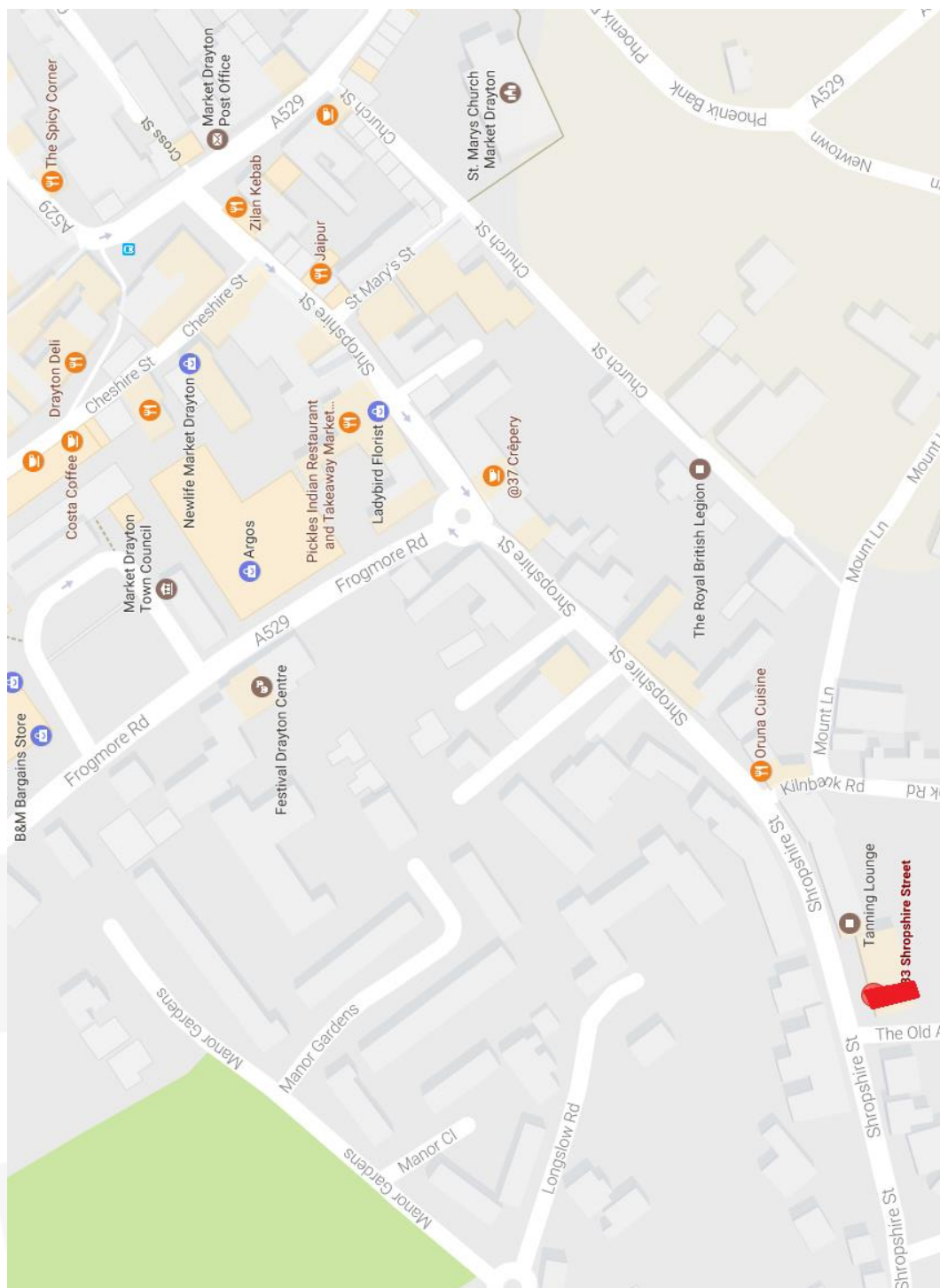
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through the joint agents, Emanuel Oliver on 0151 236 6700.

dan@emanueloliver.com

or alternatively our joint agents
Barbers on 01952 221220



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