



FOR SALE - INVESTMENT/DEVELOPMENT COMPRISING OF RETAIL/OFFICE AND RESIDENTIAL PROPERTIES
64 - 66 CHESHIRE STREET, MARKET DRAYTON, TF9 1PR

KEY POINTS

3,618

SQ FT

TOTAL AREA



ASSET MANAGEMENT POTENTIAL

TOTAL CURRENT
PASSING RENT

£20,400

PER ANNUM

ALL MEASUREMENTS ARE APPROXIMATE



OFFERS IN THE REGION OF

£425,000

(EXCLUSIVE)

James Evans



07792 222 028

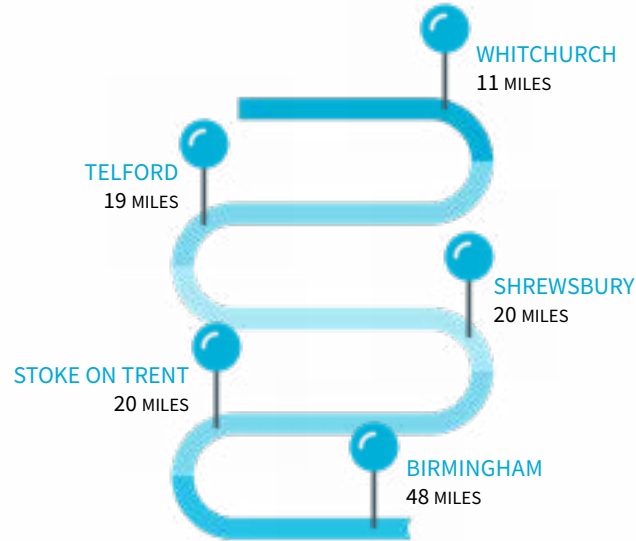
james.evans@hallsgb.com

Ellie Studley



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LOCATION

The property is prominently located in the town centre of Market Drayton fronting onto Cheshire Street and Queen Street. The property is located in the prime retail pitch of the town. The property is located in proximity to all local amenities and is within proximity of a variety of public car parks serving the town.

The surrounding occupiers include Boots, NatWest, and Bargain Booze.

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 a substantial part three, part two and part single storey property that has dual frontage onto Cheshire Street and Queen Street. The property is currently arranged as two ground floor lock shop units that are tenanted, offices that will be vacant which are arranged over two floors of the property and two self contained residential flats that are tenanted. The property is of traditional construction with glazed frontages at ground floor level. All parking to the property is on street.

The shop unit known as Number 64A Cheshire Street has a Total Net Sales Area of approximately 456 sq ft and is arranged with sales, changing room and toilets.

The shop unit known as Number 64 Cheshire Street has a Total Net Sales Area of 353 sq ft. The barbers is arranged as a sales area, kitchenette and toilet.

Flat 23, Queens Street comprises of a 1 bedroomed flat on the ground floor with a Total Gross Internal Area of 610 sq ft. The flat also benefits from an external patio area. The property has a second floor flat that is above 64A Cheshire Street which 1 bedroomed with a Total Gross Internal Floor Area of approximately 455 sq ft.

The rest of the property comprises offices arranged over the ground and first floor within building and known as 66 Cheshire Street. There are arranged as 8 offices in total with welfare facilities and provide offices with a Total Net Internal Floor Area of approximately 1,744 ft sq.

The property provides a part income producing property with further investment potential and significant development potential for residential conversion, subject to statutory consents. The property is attractive to investors, property developers and owner occupiers and its potential can only be fully appreciated by undertaking an inspection of the property.

ACCOMMODATION

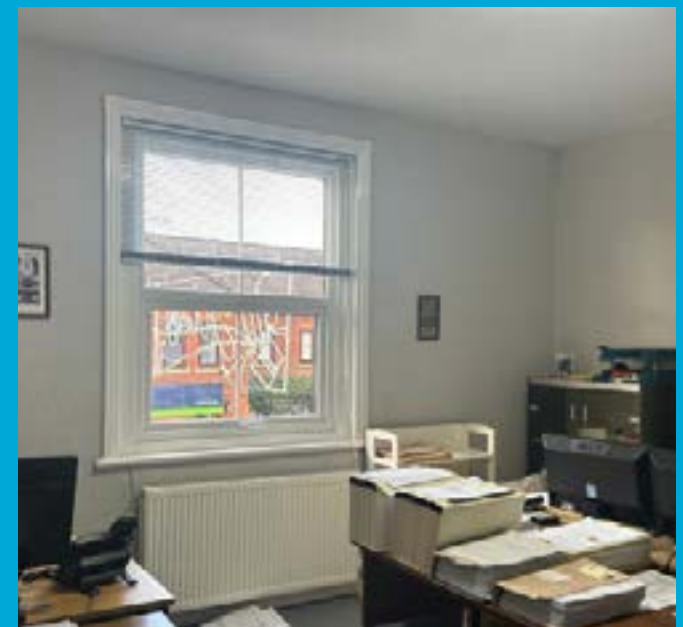
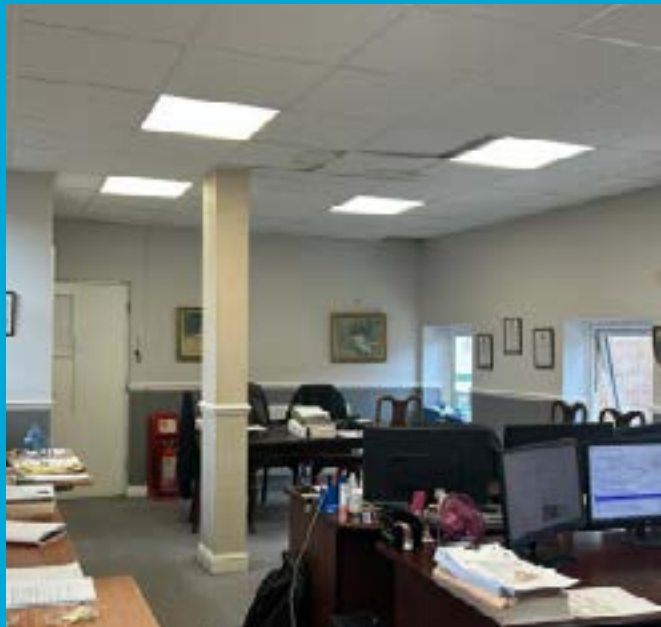
All measurements are approximate

| | M SQ | SQ FT |
|---------------------------|--------|-------|
| NUMBER 64A | | |
| Total Net Sales Area | 42.36 | 456 |
| NUMBER 64 | | |
| Total Net Sales Area | 32.79 | 353 |
| FLAT 23, QUEEN STREET | | |
| Total Gross Internal Area | 56.67 | 610 |
| FLAT ABOVE 64A | | |
| Total Gross Internal Area | 42.27 | 455 |
| 66 CHESHIRE STREET | | |
| Total Net Internal Area | 162.02 | 1,744 |
| TOTAL AREA | 336.12 | 3,618 |

TENURE

The property is to be sold freehold, subject to the occupational tenancies detailed below:

| PROPERTY | TERM/RENT | RENT PER ANNUM | REPAIRING OBLIGATIONS |
|---------------------------|--------------|----------------|--|
| 64 Cheshire Street | Holding over | £4,800 | Tenants Internal Repairing and Full Insuring Lease |
| 64A Cheshire Street | Holding over | £4,800 | Tenants Internal Repairing and Full Insuring Lease |
| Flat, 23 Queens Street | Holding over | £5,100 | |
| Flat, 64A Cheshire Street | Holding over | £5,700 | |
| TOTAL RENT | | £20,400 | |



PLANNING

Prospective purchasers should make their own enquiries.

The property is understood to benefit from planning on the ground floor lock up shop units for Use Class E of the Town and Country Use Classes Order 1987.

The offices are understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order 1987.

The residential flats are understood to benefit from planning consent for Use Class C3 of the Town and Country Use Classes Order 1987.

The property has significant potential for alternative uses subject to statutory consents.

SERVICES

(Not tested at the time of our inspection.)

We understand that gas, water, electricity and drainage are connected to all the parts of the property with the exception of shop 64A Cheshire Street which has no gas.

We understand that the respective departments benefit from separate mains metered supplies, prospective purchasers should rely on their own enquiries.

LEGAL COSTS

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

PRICE

Offers in region of £425,000 (Exclusive) for the whole, offers are invited and would be considered for part

VAT

This property is understood to not be elected for VAT, and therefore VAT will not be charged on the purchase price.

RATES/COUNCIL TAX

We have made verbal enquiries to the local authority and

| | RATEABLE VALUE | RATES PAYABLE |
|-----|----------------|---------------|
| 64 | £9,600 | £4,790 |
| 64A | £6,000 | £2,994 |
| 66 | £5,800 | £2,894 |

| | COUNCIL TAX BAND |
|-----------------|------------------|
| 23 QUEEN STREET | £9,600 |

EPC

| | EPC |
|--------------------------|-----|
| 64 CHESHIRE STREET | E |
| 64A CHESHIRE STREET | E |
| FLAT 23 QUEEN STREET | D |
| FLAT 64A CHESHIRE STREET | D |
| 66 CHESHIRE STREET | E |

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay,

Shrewsbury, SY3 8HQ
0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

VIEWING

Strictly by prior arrangement with the letting agents.

For more information or to arrange a viewing, please contact :

 [01743 450 700](tel:01743450700)

 commercialmarketing@halls.gb.com

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