



**TO LET / FOR SALE - HIGH STREET RETAIL**  
**UNIT 3, ROYAL OAK COURT, MARKET DRAYTON, TF9 3EB**



## RENT

■ £80,000 per annum (exclusive)

## PRICE

■ £900,000 (exclusive)

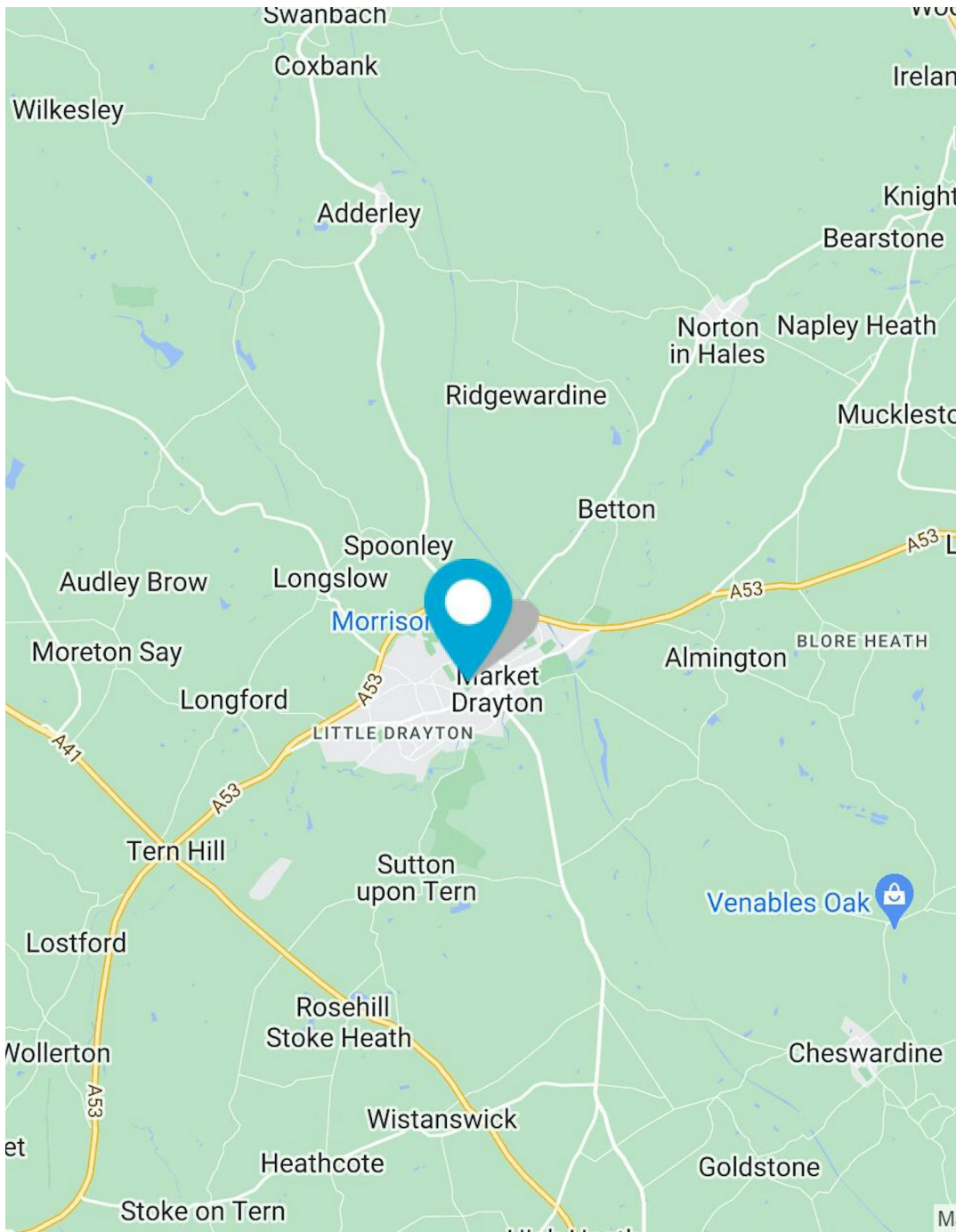
## KEY POINTS

- Prominently located lock up shop unit in the town centre of Market Drayton
- Ground floor with Total Net Internal Floor Area of approximately 9,039 ft sq (839.67 m sq) with ancillary first floor
- Suitable for a variety of retail/commercial uses, subject to statutory consents
- Located adjacent to public car park

UNIT 3, ROYAL OAK COURT, MARKET DRAYTON, TF9 3EB  
11,542 SQ FT | £80,000 PER ANNUM (EXCLUSIVE)

01743 450 700





# LOCATION

The property is prominently located fronting onto Frogmore Road in the town centre of Market Drayton. The property is located adjacent to the Frogmore Road public car park and other surrounding occupiers include Iceland and Market Drayton Public Library.

The property is accessed directly off Frogmore Road and is arranged with frontages onto Frogmore Road, onto Frogmore Public Car Park and onto the pedestrian link from Frogmore Road onto Cheshire Street.

Market Drayton is an established market town and administrative centre that is in North East Shropshire on the Shropshire/Staffordshire Border. The town had a population of 11,733 at the 2011 Census.

The town has all local amenities and is situated approximately 20.5 miles north east of the County Town of Shrewsbury, approximately 21 miles north of the Town of Telford, approximately 13 miles south east of the town of Whitchurch and approximately 17 miles south west of the City of Stoke.

The town is located at the intersection of the A53 and the A41, which provide access to the national road network.

# ACCOMMODATION

NAME	SQ FT	SQ M
Ground - Sales Area	9,039	839.75
1st - Stores	2,503	232.54
Total	11,542	1,072.29



## DESCRIPTION

The property comprises of a large part single and part two storey lock up shop unit forming part of the property known as Royal Oak Court. The shop unit benefits from a large glazed return shop frontage and is arranged to provide a Total Net Internal Floor Area of approximately 9,039 ft sq (839.67 m sq) and a first floor area with a Total Net Internal Floor Area of approximately 2,503 ft sq (232.51 m sq). The property would lend itself to a variety of retail and potential commercial uses, subject to statutory consents.

The shop unit benefits from servicing and is located adjacent to a public car park serving the town centre of Market Drayton.

An inspection of the property is recommended to appreciate the full potential of the property. The Landlord may be prepared to undertake some works to the unit in order to facilitate any new lettings.









## PLANNING

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

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

## SERVICES

(Not tested at the time of inspection.)

Mains electricity, water and drainage are understood to be connected to the property.

## LEGAL COSTS

Each party is to be responsible for their own legal costs associated with a sale of the property.

The incoming tenant is to be responsible for the landlords legal costs incurred in respect of the granting of the lease.

## LOCAL AUTHORITY

Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire  
SY2 6ND

## TENURE

The property is offered for sale with vacant possession on a long leasehold tenure of 999 years with a peppercorn rent.

The property is offered to let on a new Tenants Full Repairing and Insuring Lease, subject to service charge provisions, for a length of term by negotiation with rent reviews at 3 yearly intervals.

## RENT

£80,000 per annum (exclusive)

## PRICE

£900,000 (exclusive)

## VAT

Applicable. The property is understood to be elected for VAT.

## RATES

We have made online enquiries to the local authority and were advised as follows:

Rateable Value: £104,000

Rates Payable: £56,784 per annum

## LEGAL COSTS

On Application

## EPC

B (45)

## CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

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