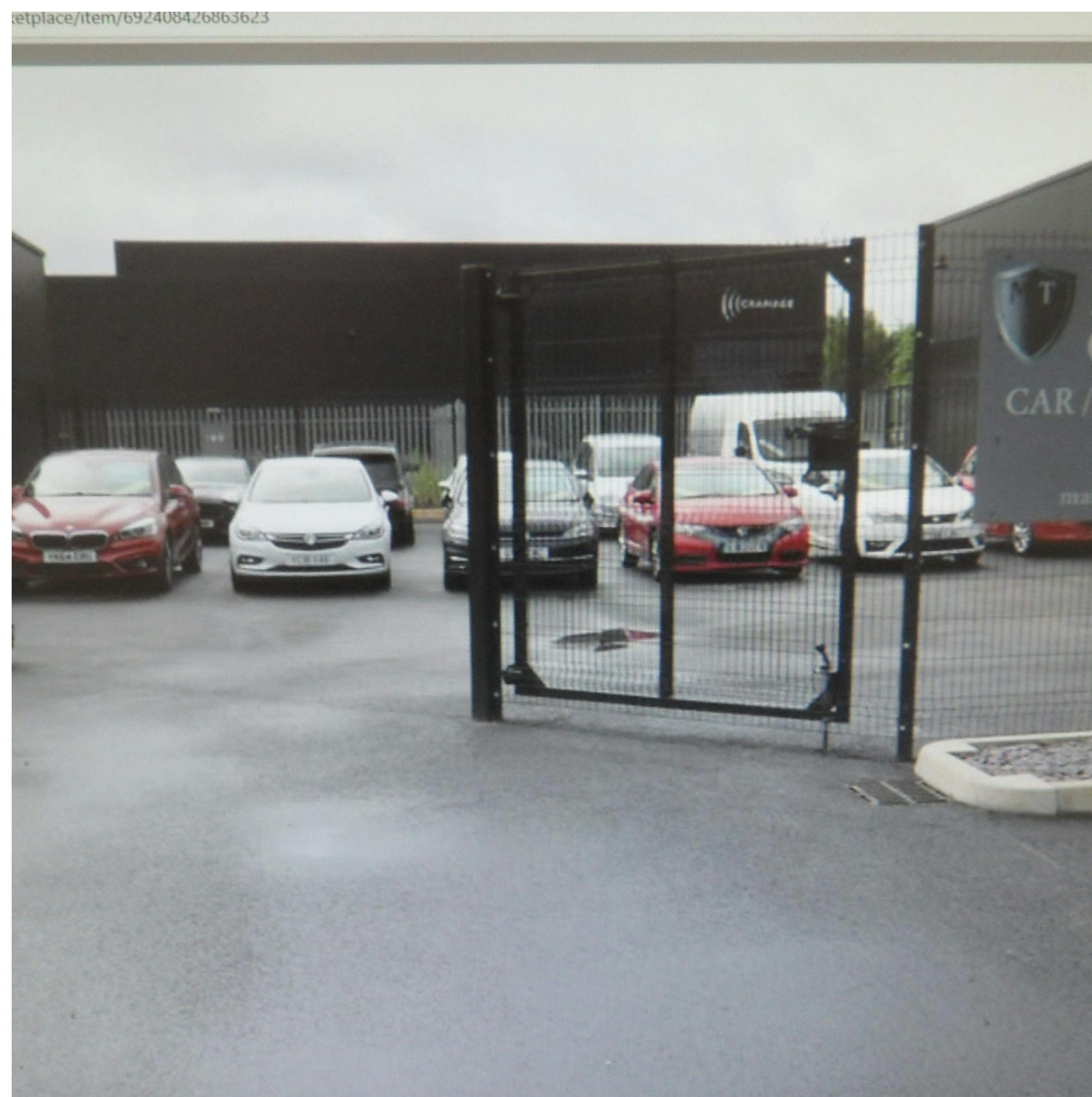




FOR SALE - INDUSTRIAL

UNITS 62 AND 63, WALLACE WAY, TERN VALLEY, MARKET DRAYTON,  
TF9 3AG





# PRICE

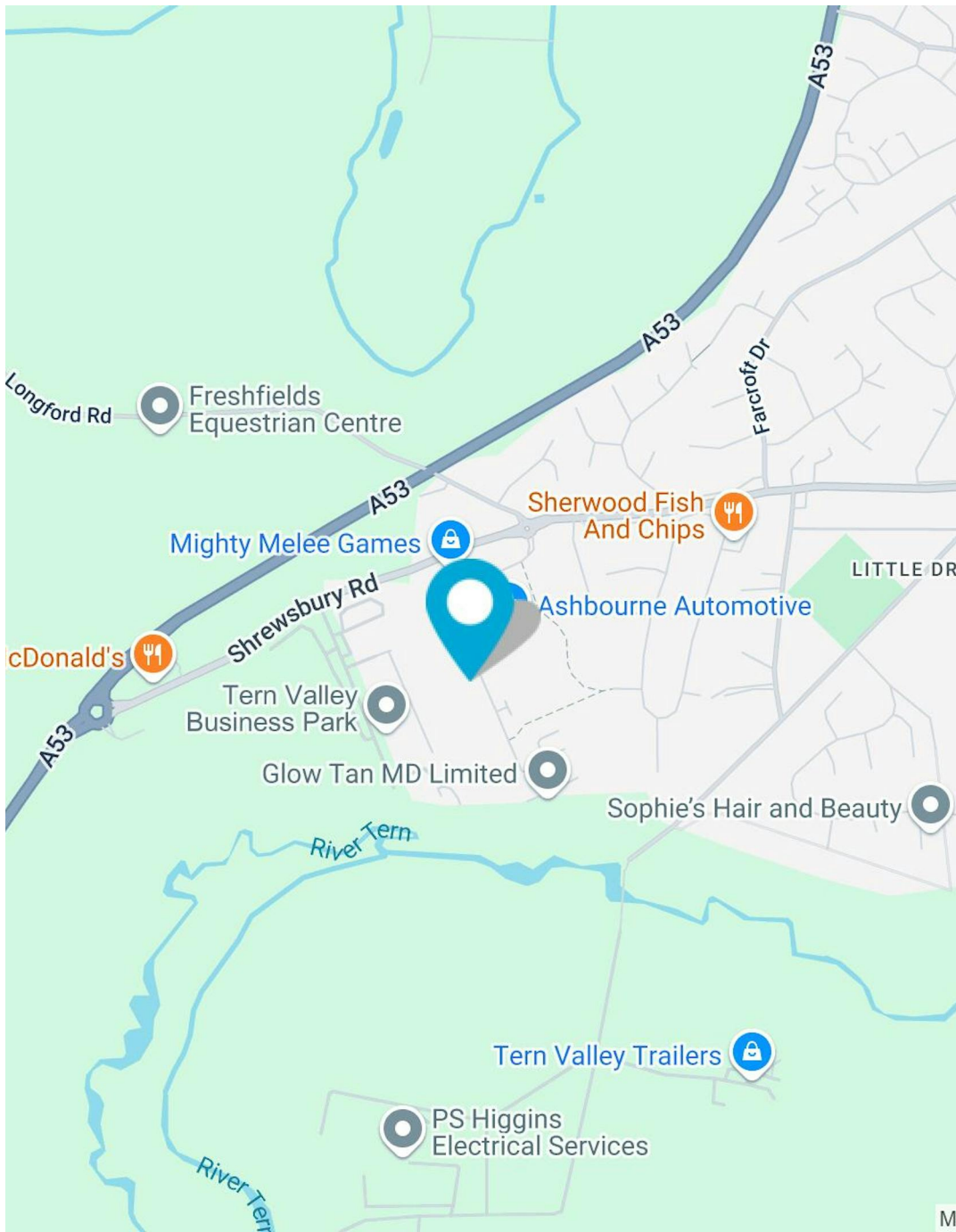
■ £400,000 (Four hundred thousand pounds) Exclusive

# KEY POINTS

- Rare opportunity to acquire a high quality commercial unit in a sought after commercial estate with a generously sized external yard area
- Total Gross Internal Floor Area of approximately 2,180 ft sq (195.82 m sq) with mezzanine floor area
- Suitable for a variety of commercial and alternative uses, subject to statutory consents, most recently used for the sale of cars
- Very well presented commercial unit with external fenced yard area
- Viewing recommended
- Dual Air Conditioning and Heating

UNITS 62 AND 63, WALLACE WAY, TERN VALLEY, MARKET DRAYTON, TF9 3AG  
2,180 SQ FT

01743 450 700



# LOCATION

The property is located within the sought after Tern Valley Business Park and accessed from Wallace Way. Tern Valley Business Park is the premier commercial estate serving the town of Market Drayton.

Market Drayton is a market town and civil parish on the banks of the River Tern in Shropshire, England. It is close to the Cheshire and Staffordshire borders. It is located between the towns of Whitchurch, Wem, Nantwich, Newcastle-under-Lyme, Newport and the city of Stoke on Trent. The town is on the Shropshire Union Canal and bypassed by the A53 road.

# ACCOMMODATION

NAME	SQ FT	SQ M
Ground - (Total Gross Internal Floor Area)	2,180	202.53
Outdoor - External yard area	3,552.09	330
Total	5,732.09	532.53





## DESCRIPTION

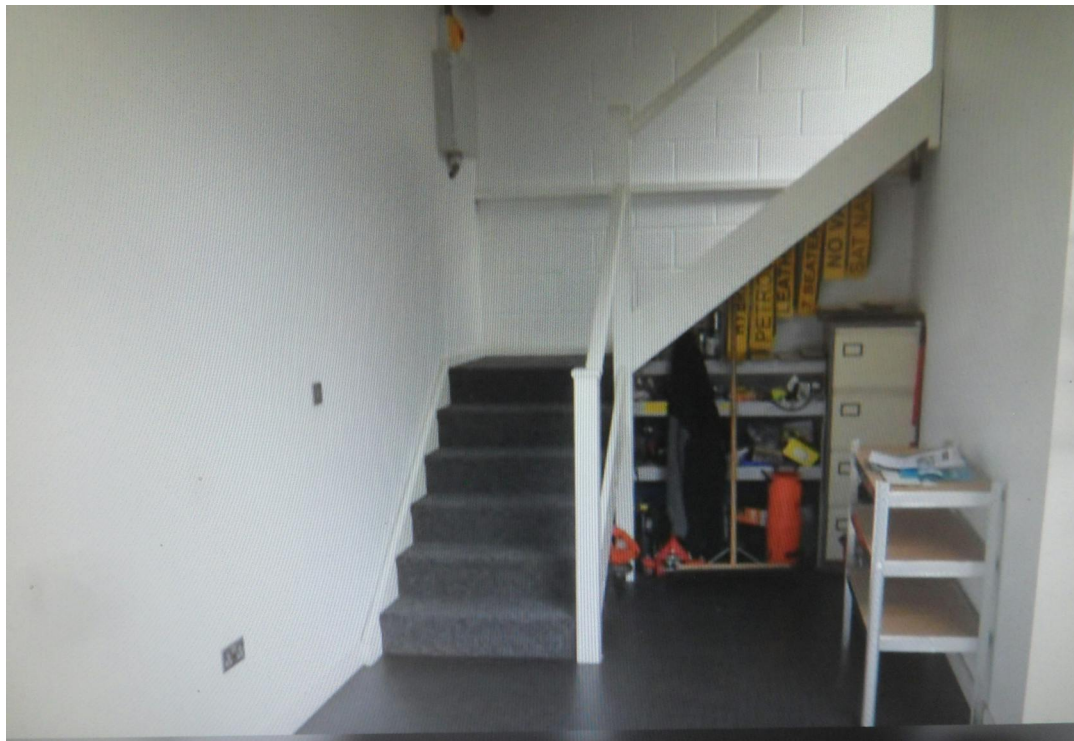
The property comprises of a rare opportunity to acquire a high quality commercial/business unit that has the benefit of a generously sized secure external yard area that benefits from security palisade fencing and a gated entrance. The property has most recently been used for car sales and is very well presented. The unit would lend itself to a variety of commercial and business uses and its potential can only be fully appreciated by undertaking an inspection of the same.

The unit has a Total Gross Internal Floor Area of approximately 2,180 ft sq (195.82 m sq). It is arranged to provide currently a car showroom with office and welfare facilities and a mezzanine floor. It has an eaves height of approximately 4.5 metres and two up and over doors.

The unit has a Total Site Area of approximately 0.102 acres (0.041 hectares).







## TENURE

The property is offered for sale long leasehold with vacant possession. The property is held under the ownership of Title Number SL233480.

## SERVICES

Not tested  
The property is understood to benefit from mains water, electricity (three phase) and drainage. The property has the benefit of air conditioning.

## PLANNING

The property is understood to benefit from planning consent for Use Class B of the Town and Country Use Classes Order.  
The property has most recently been used for use as a car showroom and offering a car sales forecourt area.

## ACCOMODATION

All measurements are approximate:

Ground Floor:  
The property is arranged as a variety of warehouse/showroom, office and welfare facilities  
Total Gross Internal Floor Area 2,180 ft sq (195.82 m sq)

Outside:  
Generous Fenced yard and forecourt area

Total Site Area:  
0.102 Acres (0.041hectares)

## RATEABLE VALUE

Unit 62 - £6900  
Unit 63 - £7000

## ANTI-MONEY LAUNDERING (AML)

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

## PRICE

£400,000 (Four hundred thousand pounds) Exclusive

## VAT

Applicable. It is understood that the property is elected for VAT. Therefore VAT will be payable on the sale of the property.

## RATES

On Application

## LEGAL COSTS

Each party to bear their own costs. Each party is to be responsible for their own legal costs in respect of the transaction.

## EPC

B (33)

## CONTACT

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

**SIMON CULLUP-SMITH**

01743 450700

simon.cullupsmith@halls.gb.com

**JAMES EVANS**

01743 450 700

james.evans@halls.gb.com



**IMPORTANT NOTICE** Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise **IMPORTANT NOTICE** Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority. Generated on 18/06/2025



UNITS 62 AND 63, WALLACE WAY, TERN VALLEY, MARKET DRAYTON, TF9 3AG

2,180 SQ FT

01743 450 700

