



Commercial Premises, Adderley Road Market Drayton, Shropshire, TF9 3SW

- Detached workshop premises extending to 2,072 sq ft (192.7 sq m) GIA
- Site area of approximately 1 acre, including good sized yard
- Potential trade counter/retail warehouse use, subject to planning consent
- Established commercial location with main road prominence

Adderley Road Market Drayton

LOCATION

Market Drayton is a small market town in north Shropshire located close to the Welsh and Staffordshire Border. It lies on the River Tern between Shrewsbury and Stoke on Trent and is also on the Shropshire Union Canal and Regional Cycle Route 75.

The property itself is located in an established commercial area on the A529 Adderley Road, approximately 0.5 miles north of the town centre. Nearby occupiers include Travis Perkins and Morrison's supermarket.

Access to the property is via Bert Smith Way, which connects with Adderley Road, which in turn connects with the A53 providing access to Junction 15 (Stoke on Trent) of the M6 motorway approximately 13 miles to the east. The A53 also connects to the A41 and Junction 6 of the M54 approximately 19 miles to the south.

DESCRIPTION

The property comprises a detached industrial unit on a site of approximately 1 acre including a good sized yard, which wraps around the building.

The building is currently arranged to provide a clear span workshop area with two rear storerooms and access via a sliding door to the side elevation. It does lend itself to a number of alternative uses such as retail warehouse, builders merchants, or similar trade counter use subject to the necessary planning permission.

The property is accessed via a private road, which links to Bert Smith Way. On site car parking is available along this road.

ACCOMMODATION

Gross Internal Area	2,072 sq ft	192.7 sq m
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SERVICES

We understand that all mains services are available or connected to the property. 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 its current industrial use within the Town & Country Planning Act 1987 (Use Class Order 2005). However, interested parties are advised to make their own enquiries with the Local Planning Authority.



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TENURE

The property is available to purchase freehold with vacant possession, or to rent on a new full repairing and insuring lease on terms to be agreed. Please contact the agent for further details.

PRICE/RENT

Quoting price and/or rent upon application.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
Tel: 0345 678 9000

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of E(115).

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: Nathan Fern

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Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3206



Printcode: 2020821

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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