



30 Cheshire Street and 7 Queen Street Market Drayton, Shropshire, TF9 1PX

- Attractive freehold retail investment extending to 2,041 sq ft (189.72 sq m)
- Two adjoining retail premises (back to back) fully let to established tenants
- Prominent town centre location, opposite Costa Coffee
- Current rental income of £14,000 per annum (rising to £15,000 per annum)

Retail Investment

Market Drayton

LOCATION

The properties are situated in a town centre location within the North Shropshire market town of Market Drayton. The town has a population of circa 12,000 and lies approximately 20 miles northeast of Shrewsbury, 14 miles southwest of Newcastle-under-Lyme and 22 miles north of Telford.

30 Cheshire Street fronts onto the main retail area of Cheshire Street opposite Costa Coffee and close to WH Smith, Savers, Argos and Greggs. 7 Queen Street fronts onto Queen Street, which runs parallel to Cheshire Street to the rear.

DESCRIPTION

The property comprises a substantial town centre retail investment, essentially providing two adjoining retail premises, which are positioned back to back with a private pedestrian walkway between the properties affording access to each building directly off Queen Street.

30 Cheshire Street is a Grade II Listed Building arranged over three stories, providing retail/sales area on the ground floor and ancillary accommodation above. It is currently occupied by the Refill Emporium, a zero waste shop and traditional greengrocers.

7 Queen Street is a two-storey retail premises, which is currently utilised as a beauty salon and provides beauty rooms on both floors with the main reception located on the ground floor.

Outside, there is a small yard/bin store between the two properties, which is shared by the occupiers of both buildings.

ACCOMMODATION

30 Cheshire Street		
Ground floor	704 sq ft	65.42 sq m
First and second floors	889 sq ft	82.59 sq m
7 Queen Street		
Ground floor	198 sq ft	18.43 sq m
First floor	250 sq ft	23.28 sq m
Total Net Internal Area	2,041 sq ft	189.72 sq m
Site Area	1,804 sq ft	167.55 sq m



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SERVICES (NOT CHECKED OR TESTED)

We understand that mains water, drainage and electricity are available or connected to the property. Interested parties should make their own enquiries.

PLANNING

We understand the property has planning permission for uses within Class E of the Town & Country Planning (Use Classes) Order 1987 (as amended).

TENURE AND PRICE

Freehold Investment: The property is available to purchase freehold subject to the existing tenancies. The asking price is £170,000.

TENANCIES

30 Cheshire Street is let for 9 years from June 2020 at a passing rent of £9,000 per annum with rent reviews and break options in years 3 and 6.

7 Queen Street is let for 6 years from March 2021 at a passing rent of £5,400 per annum, rising to £6,000 per annum in March 2022. There is a rent review in 2024 and breaks at the end of years 1 and 2.

Both leases are held on a tenant's internal repairing and insuring basis.

LOCAL AUTHORITY

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

BUSINESS RATES (2017 ASSESSMENT)

- 30 Cheshire Street - £10,750
- 7 Queen Street - £4,500.

ENERGY PERFORMANCE CERTIFICATE

- 30 Cheshire Street is a Grade II Listed Building
- 7 Queen Street has an energy rating of E(110)

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Simon Beedles FRICS

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Printcode: 202185

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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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