



NB: Red-line boundary for illustrative purposes only

Shop and Premises at 99 High Street Newport, Shropshire, TF10 7AY

- Self-contained, three-storey retail premises extending to 1,057 sq ft (98.19 sq m)
- Prominent roadside position in Newport town centre
- Suitable for a variety of uses, subject to the necessary planning permission
- Asking price of £135,000 for the freehold interest

99 High Street

Newport, Newport

LOCATION

Newport is a popular market town in the borough of Telford & Wrekin, located approximately 6 miles north of Telford and 12 miles west of Stafford on the Shropshire/Staffordshire border. The town enjoys excellent road links, with Junction 3 of the M54 motorway approximately 9 miles distant via the A529 or A41.

Newport provides a range of local and national amenities and services with retailers including Costa Coffee, Subway, Greggs and Coral, together with a number of High Street banks including Lloyds and HSBC. Food retailers in the town include Waitrose and Lidl.

The property itself is situated on the High Street and enjoys a prominent position in the town centre with access to all amenities.

DESCRIPTION

The property comprises a three-storey retail premises, which occupies a mid-terraced position, providing a shop on the ground floor with display frontage onto the High Street and storage/ancillary accommodation on the upper floors. The building is of traditional brick construction beneath a pitched tiled roof.

The shop is accessed to the front of the building, leading to an open plan retail area with small kitchen and WC facilities to the rear. An internal staircase to the rear of the unit gives access to the first floor, with a further staircase to the second floor. Both of the upper floors are currently utilised for storage purposes.

Outside, there is on-street car parking directly in front of the building as well as various public car parks within the town, all within walking distance.

ACCOMMODATION

Ground Floor	398 sq ft	36.97 sq m
First Floor	386 sq ft	35.86 sq m
Second Floor	273 sq ft	25.36 sq m
Net Internal Area	1,057 sq ft	98.19 sq m

SERVICES

We understand that mains electricity and water are 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.



Consumer Protection From Unfair Trading Regulations 2008: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



PLANNING

We understand the property has planning permission for uses within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended). However, interested parties are advised to make their own enquiries in this regard..

TENURE

Freehold: The property is available to purchase freehold with vacant possession.

PRICE

The asking price is £135,000 for the unencumbered freehold interest.

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2023 rating list is £7,800.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of B-45.

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.

VIEWING

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

Contact: Alex Smith MRICS

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Email: alex@andrew-dixon.co.uk

Ref: AGS/3937



Printcode: 202374

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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