

COMMERCIAL YARD AND PREMISES



Orwell's Coal Yard and Premises

Victoria Wharf, Market Drayton, Shropshire, TF9 4BH

- Secure commercial yard extending to approximately 1.42 ac (0.57 ha)
- Incorporating a range of commercial single storey outbuildings
- Site includes detached 3-bedroom house with oil fired central heating
- Adjacent to Shropshire Union Canal and 1km from Market Drayton town centre

Orwell's Coal Yard

Market Drayton

LOCATION

The property is located on the northeastern fringe of Market Drayton in north Shropshire, which lies on the Staffordshire border midway between Shrewsbury (22 miles southwest) and Stoke on Trent (17 miles northeast). Telford lies circa 20 miles to the south and Cheshire is 30 miles to the north. The town has a population of 12,594 (2021 census) and enjoys a large rural catchment area supplying all local services and is home to a range of manufacturing businesses associated with agricultural use, including Palethorpes and Muller Dairies.

Market Drayton is bypassed by the A53 and enjoys excellent transport links to Birmingham and the West Midlands in the south and Manchester and Liverpool in the north, being some 20 miles north of the M54 motorway (J6) via the A442.

The subject property situated at Victoria Wharf on the Shropshire Union Canal along Maer Lane, just to the north of the A53 and within 1km of Market Drayton town centre. The immediate surrounding area is mainly agricultural and the property enjoys far reaching rural views.

DESCRIPTION

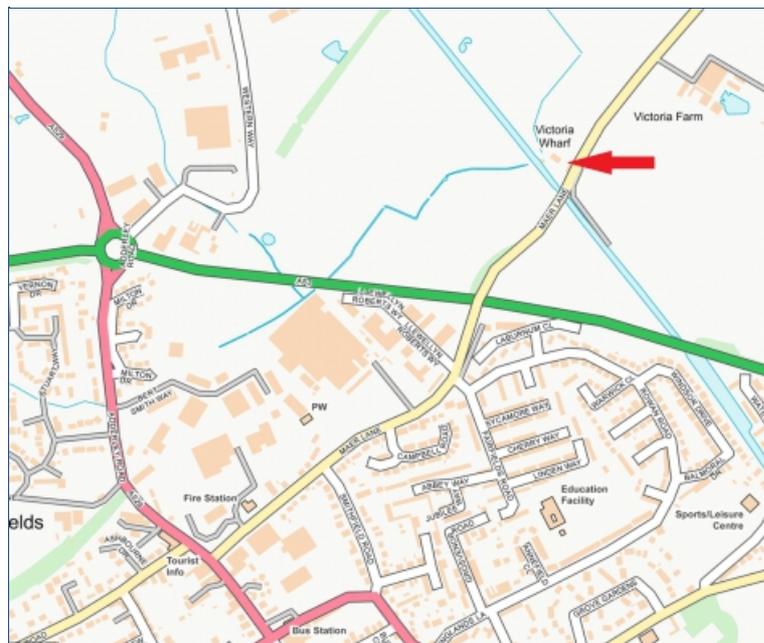
The property comprises a secure commercial yard and premises, which was formerly utilised as a coal yard. The site extends to approximately 1.42 acres (0.57 hectares) overall and incorporates a range of single storey outbuildings, as well as a detached 3-bedroom house. The property is self-contained and bounded by the Shropshire Union Canal to the east and a brick wall to the front, with a gated entrance off Maer Lane.

The commercial yard is largely surfaced with concrete. The associated outbuildings consist of a former barn/workshop, site office/store and lean-to store. There is also a redundant weighbridge on site, which could easily be replaced.

The detached house is situated to the front of the site, arranged over two stories and providing 2 reception rooms, a kitchen, utility and bathroom on the ground floor, with 3 double bedrooms and a family bathroom on the first floor. The accommodation benefits from an oil fired central heating system.

ACCOMMODATION

Commercial yard	1.42 ac	0.57 ha
Detached house (overall)	approx. 1,700 sq ft	approx. 158 sq m
Former barn/workshop	1,808 sq ft	168 sq m
Office/store	441 sq ft	41 sq m
Lean-to store	366 sq ft	34 sq m



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

The property currently has planning permission for uses within Class B8 and C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

TENURE

The property is available to let as a whole on terms to be agreed. Please contact the agent for further details.

RENT

The quoting rent is £25,000 per annum exclusive.

SERVICES

We understand that mains electricity, water and drainage 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.

LOCAL AUTHORITY

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

BUSINESS RATES

Interested parties should make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The house has an EPC with an energy rating of E(43).

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

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3975



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.

Printcode: 2023119

ANDREW DIXON
& COMPANY

www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk