



Retail Premises, 17 High Street Market Drayton, Shropshire, TF9 1QB

- Ground floor retail unit extending to approximately 823 sq ft (76.5 sq m)
- Prominent high street location within a busy town centre
- Incorporating a rear courtyard suitable for a range of uses

17 High Street, Market Drayton

LOCATION

The property is located in Market Drayton, a North Shropshire market town with a population of approximately 12,000, which lies some 20 miles northeast of the county town of Shrewsbury, 14 miles southwest of Newcastle-under-Lyme and 22 miles north of central Telford.

The property itself is situated in Market Drayton town centre fronting onto a busy High Street, which has recently seen the opening of more new shops. The whole of the town centre presents a positive shopping experience.

DESCRIPTION

The property comprises a ground-floor retail unit, which forms part of a larger Grade II listed building in the town centre.

The premises provides an attractive sales area with a bay window to the front elevation. To the rear, there is a large sales/retail area, WC facilities and a storage room.

The rear sales/retail area provides access to an enclosed courtyard, which could lend itself to an outside seating/sales area.

On-street car parking is available to the front of the building along the High Street.

ACCOMMODATION

Front sales area	318 sq ft	29.6 sq m
Rear sales area	504 sq ft	46.9 sq m
WC facilities		
Net Internal Area	823 sq ft	76.5 sq m
Rear Yard		Upon Application

PLANNING

We advise all interested parties to make their own enquiries with the local planning authority.

TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed.



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RENT

Quoting rent £9,000 pax

SERVICES

We understand that all mains services, with the exception of gas, 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.

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 2026 Rating List is £4,300.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D-87.

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.

ANTI MONEY LAUNDERING

A successful purchaser/tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

VIEWING

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

Contact: Sam Dolphin

Direct Line: 01952 521008

Mobile: 07497 204496

Email: sam@andrew-dixon.co.uk

Reference: SJD/4209



Printcode: 2026427

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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