

ANDREW DIXON
& COMPANY

FOR SALE

MIXED RETAIL/RESIDENTIAL PREMISES

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Two-storey Investment Premises

52 Market Street, Oakengates, Telford, TF2 6DU

- Mixed retail/residential investment opportunity
- Ground floor shop with self-contained 1-bed flat on first floor
- Popular high street location in Oakengates
- Currently producing a rental income of £13,500 per annum exclusive

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52 Market Street

Oakengates, Telford

LOCATION

The property is situated at the top end of Market Street in the popular town of Oakengates. Oakengates is one of the local district centres within Telford New Town and is located approximately 1.5 miles north of Telford town centre with good access to the West Midlands conurbation via Junctions 5 and 6 of the M54 motorway.

Market Street is the main retail thoroughfare in Oakengates and intersects with Oxford Street in the town centre. The subject property enjoys a high street location fronting onto Market Street, in close proximity to the junction with Oxford Street. It also backs onto an access road to the rear of Uxacona Way.

DESCRIPTION

The property comprises a mid-terraced, two-storey mixed retail/residential building, complete with single storey extension to the rear. It provides a ground floor lock-up shop with self-contained, one-bedroom flat above.

The original two-storey building is of solid brick construction beneath a pitched roof with the single storey extension to the rear being of similar construction. The building benefits from uPVC double glazed windows and doors throughout.

The ground floor shop enjoys a glazed frontage onto Market Street, having an offset pedestrian entrance door, with a further access to the rear. It is currently utilised as a hair salon and the accommodation consists of an open plan retail area with rear treatment room/storeroom/office, kitchenette and toilet facilities.

Outside, to the rear of the building is a small enclosed courtyard with gated access, which is demised to the shop premises and contains a separate outbuilding utilised by the shop tenant for storage purposes.

The first floor flat is accessed off the alleyway to the side of the building. An entrance hall and stairs leads to the living space, which comprises a lounge, kitchen, bedroom and bathroom. It is currently occupied by a separate tenant.

ACCOMMODATION

Ground floor shop (52 Market Street)	631 sq ft	58.60 sq m
First floor flat (52A Market Street)	506 sq ft	47.00 sq m

SERVICES

We understand that all mains services are available or connected to the property. We have not checked or tested these services and interested parties should make their own enquiries.



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PLANNING

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

TENURE

Freehold: The property is available to purchase freehold with the benefit of the existing tenancies, currently producing a combined rental income of £13,500 per annum exclusive.

PRICE

The asking price £175,000 for the 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 ground floor shop in the 2023 Rating List is £7,000.

The first floor shop falls within Council Tax band A.

ENERGY PERFORMANCE CERTIFICATE

The ground floor shop has an energy rating of C(68)
The first floor flat has an energy rating of E(54)

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: Nathan Fern
Direct Line: 01952 521004
Mobile: 07957 828 569
Email: nathan@andrew-dixon.co.uk
Ref: BNF/3963



Printcode: 20231123

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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