



Two-storey Retail Premises

17 St Mary's Street, Newport, Shropshire, TF10 7AF

- Self-contained shop premises suitable for a variety of retail uses
- Extending to approximately 660 sq ft (61.30 sq m) over two floors
- Attractive period building in Newport town centre
- AVAILABLE FEBRUARY 2024

Retail Premises

Newport, Shropshire

LOCATION

Newport is a thriving market town in north Shropshire, which lies on the Shropshire and Staffordshire border approximately 6 miles north of Telford and 12 miles west of Stafford. The town enjoys easy access to Telford via the A518, and the A41 links with Junction 3 of the M54 motorway some 7 miles to the north.

Newport benefits from a long established retail core along the High Street, which connects with St Mary's Street close to the centre of town.

The property itself is situated mid-way along St Mary's Street and occupies an end of terrace/corner position fronting onto a pedestrian walkway, which links St Mary's Street to the High Street, directly opposite St Nicholas Church. It adjoins a number of other local shops.

DESCRIPTION

The property comprises an attractive, two-storey period building proving a lock-up retail unit on the ground floor with ancillary accommodation on the first floor. It is currently utilised as a vapouriser shop.

The ground floor retail unit enjoys a glazed shop frontage onto the pedestrian walkway with an access off, and has a reverse half-frontage onto St Mary's Street.

Internally, it offers a spacious open plan retail area to the front with wood effect flooring and WC facilities to the rear.

The first floor, which is accessed via an internal staircase, provides additional open plan retail/storage space.

ACCOMMODATION

Ground floor shop	304 sq ft	28.2 sq m
2 x WC's		
First floor retail/storage area	356 sq ft	33.10 sq m
Total Area	660 sq ft	61.30 sq m

SERVICES

We understand that mains water, electricity 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.



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PLANNING

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

TENURE

Leasehold: The property will be available to let from February 2024 based on a new full repairing and insuring lease on terms to be agreed.

RENT

The quoting rent is £11,000 per annum exclusive.

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 £8,600.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agent for details.

VAT

VAT will be payable on the rent. All figures herein are quoted exclusive of VAT.

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

Reference: BNF/3146R



Printcode: 20231211

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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