

ANDREW DIXON  
& COMPANY

Chartered Surveyors &  
Commercial Property Consultants

FOR SALE/TO LET

FLEXIBLE BUSINESS UNIT



## Unit 82 Wallace Way, Tern Valley Business Park Market Drayton, Shropshire, TF9 3AG

- Prominent, modern business unit extending to 1,200 sq ft (112 sq m)
- Light, spacious and flexible workspace including toilet block and kitchenette
- Some retail/trade counter potential, subject to planning permission
- 3 allocated car parking spaces on site and shared overflow parking
- Popular business park location on edge of Market Drayton

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# Unit 82 Wallace Way

## TVBP, Market Drayton

### LOCATION

The property is situated on Tern Valley Business Park, a modern business park on the outskirts of Market Drayton. It lies approximately 2 miles from the town centre and approximately 0.5 miles from the A53 Shrewsbury to Newcastle under Lyme road. The junction of the A53 with the A41 Wolverhampton to Chester road is also 2 miles distant.

Tern Valley Business Park is an established commercial/industrial location with good road communications. It is well placed for local and regional businesses and situated in close proximity to the Muller factory. The estate has become very popular with commercial occupiers within the last few years.

The property itself forms part of a larger terrace of 7 similar units arranged in a crescent shape and fronting onto Wallace Way, which is the main estate road for Tern Valley Business Park. The terrace is served by a shared car park to the rear and surrounded by landscaped areas. There is a service road accessing the units to the rear linking through to the adopted highway.

### DESCRIPTION

The property comprises a modern, single storey business unit, which enjoys a mid-terrace position fronting onto Wallace Way, and was formerly occupied by an interior design business.

The unit is of steel portal frame construction, having a blockwork and outer brick skin to the front with insulated steel profile cladding to the rear elevation surmounted by a single pitched roof clad with insulated steel profile sheeting. The front elevation incorporates a full height glazed window with central double door access and there is a further staff entrance to the rear.

Internally, the property provides clear span working space with a maximum eaves height clearance of 3.6m to the front falling to 2m at the rear. The floor is power floated concrete with a 'contract' weight laminate floor covering. The unit offers attractive workshop/showroom space with some retail/trade counter potential and incorporates a modern toilet block and kitchenette to the rear, which have been finished and decorated to a high standard.

Outside, Unit 82 benefits from 3 allocated car parking spaces in the shared car park to the rear with access to a further 20 communal spaces.

### ACCOMMODATION

Unit 82	1,200 sq ft	112 sq m
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### SERVICES

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

### PLANNING

The property does have some retail potential, subject to planning permission. Interested parties are advised to make their own enquiries in this regard with the Local Planning Authority.

### TENURE AND PRICING

The property is available to purchase long leasehold for offers in the region of £195,000.

Alternatively, the unit can be taken on an underlease at a rent of £11,000 per annum exclusive, with all other terms to be agreed.

### LOCAL AUTHORITY

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

### BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £6,800.

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC, which awards an energy rating of B-50.

### 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](mailto:nathan@andrew-dixon.co.uk)

Ref: BNF/4110



Printcode: 2025415

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