

# TO LET

# TSR

TOWLER SHAW ROBERTS

## ATTRACTIVE GROUND FLOOR RETAIL UNIT WITH LIVING ACCOMMODATION ABOVE



**5/5A SHERWOOD  
CRESCENT  
MARKET DRAYTON  
SHROPSHIRE  
TF9 1NH**

- Attractive ground floor retail unit extending to approximately 506 sqft (47.05 sqm) with 2 bedroom flat above.
- Versatile accommodation with large glazed display frontage, rear office, wc and store.
- Prominent roadside location fronting Sherwood Crescent within the popular residential area of Market Drayton.
- Available To Let on a new Lease. Rent: **£11,500** per annum exclusive.

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

The property occupies a prominent roadside location fronting Sherwood Crescent within a popular residential area of Market Drayton, a popular north Shropshire market town bordering Staffordshire and Cheshire.

Market Drayton is the third largest market town in Shropshire with a population exceeding 12,000 and boasts excellent road networks, only 15 miles from the M6 and 20 miles from the M54, whilst approximately 21 miles north of Shrewsbury (via A53) and 18 miles north of Telford (via A529).

## Description

This ground floor retail unit forms part of a two storey mixed use shopping parade with commercial premises to the ground floor and residential dwellings above.

The retail accommodation extends in total to approx. 506 sqft having the benefit of a large glazed display frontage, rear office/store room, wc and wash hand basin.

Off the rear hallway is access to the first floor flat which boasts two bedrooms, an open plan kitchen/living room and bathroom.

In addition the property benefits from a rear access with covered store and shared use of the communal yard and car parking area to the rear.

## Accommodation

	Sqft	Sqm
Retail shop	401	37.28
Rear office/store room	105	9.77
<b>Total</b>	<b>506</b>	<b>47.05</b>

## Services (Not Checked or Tested)

It is understood that mains water, electricity and drainage services are connected. Interested parties are advised to make their own enquiries with the relevant utility companies

## Tenure

The property is available To Let on a new Lease on a Tenant's full repairing and insuring basis for a term to be agreed.

## Rent

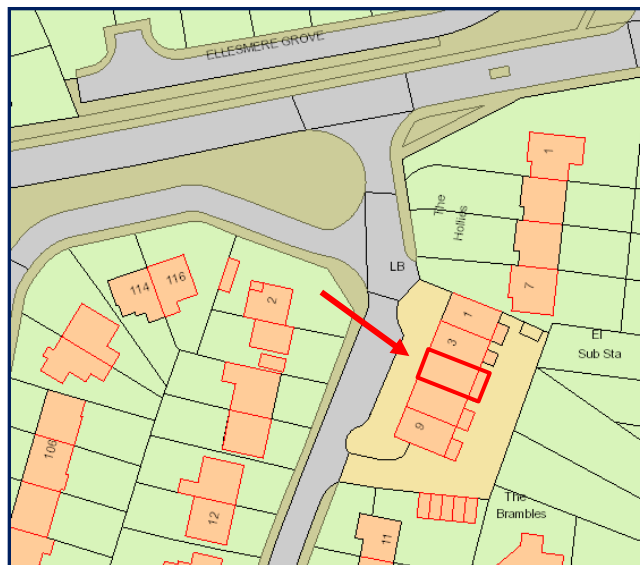
**£11,500** per annum exclusive, payable quarterly in advance.

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Shop and premises  
Rateable Value – £5,500

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.



For Reference purpose only

Scale: Not to Scale

## Energy Performance Rating

5 Sherwood Crescent: C 69  
5A Sherwood Crescent: E 53

## Planning

We understand that the property has consent for use within Class A1 (Retail) of the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

## Local Authority

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

## Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

## Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

## Viewing

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

July 2023

## TSR House

**Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA**  
Tel: 01743 243900 Fax: 01743 243999

Also at

**Unit 8, Hollinswood Court**  
**Stafford Court, Telford, Shropshire TF3 3DE**  
Tel: 01952 210222 Fax: 01952 210219

Also at

**4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA**  
Tel: 01902 421216 Fax: 01902 426234

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## Important Notice

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