



Unit A Market Drayton, Frogmore Road, Shropshire, TF9 3BU

TO LET

RETAIL UNIT

25,900 sq ft (2,407 sq m)

- + Excellent location
- + Substantial retail unit to let
- + Quoting £95,000 per annum excl.

029 2081 1581

LOCATION

The property is located in Market Drayton, a traditional Shropshire market town with a resident population of approximately 12,000 and is located 21 miles northwest of Shrewsbury and 17 miles west of Stoke on Trent.

The property occupies an excellent position fronting Frogmore Road car park. It benefits from good access from major arterial routes, connecting to the A53 via the A529 at multiple junctions. Car parking is provided via Frogmore Road car park. The area is also serviced by bus, to provided public transport access.

DESCRIPTION

The property is configured to provide ground floor retail space with additional staff/storage areas to the first floor. The property adjoins the Argos unit and is also close to the link through to Cheshire Street. Other local businesses include Boots, WHSmith, Card Factory, Costa, Greggs, Specsavers, Iceland

REDEVELOPMENT

The property provides excellent redevelopment potential to provide residential accommodation to the upper floors, subject to planning. An indicative scheme plan can be found below.

ACCOMMODATION

We understand the property provies the following areas:

Ground Floor	16,900 sq ft		(1,570.60 sq m)
First Floor	9,000 sq ft		(836.40 sq m)

TOTAL **25,900 sq ft** | **(2,407.00 sq m)**

RENT

Offers are invited in the region of £95,000 per annum excl.

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

BUSINESS RATES

The property has a rateable value of £94,500. Using the 2024/25 UBR (54.6p) this provides gives rates payable of £51,597.

Interested parties should rely on their own enquiries with the Local Authority

EPC

We understand the property has an EPC rating of C (73). A copy of the certificate can be provided upon request.

VAT

All costs quoted exclusive of VAT, where applicable.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through agents Emanuel Jones:-

Contact: David Williams / Carlo Piazza
Email: david@emanuel-jones.co.uk
 carlo@emanuel-jones.co.uk

Alternatively, please contact our joint agent Rob Alston on 03301 233224

SUBJECT TO CONTRACT AND AVAILABILITY



May 2024

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