

Ground Floor Retail Unit – Cheshire Street, Market Drayton, Shropshire TF9 1PD



Accommodation Specification:

- Comprising versatile retail/office space with staff facilities
- Adjacent the library, Iceland, Savers etc fronting the High Street

Unit:	Former Tourist Information Centre, Cheshire Street, Market Drayton
Agreement:	Three years with 3 months break clause.
Area:	63.6 Sq m (685 sq ft) or thereabouts. Comprising retail/office with store and kitchenette with separate WC.
Rent:	£7,000 per annum (exclusive of VAT, utilities, service charge and business rates).
Deposit:	A deposit equivalent to a minimum of 3 months' rent will be required.
Use:	We understand permitted uses fall within E(a or c). interested parties are advised to make their own enquiries directly with the Planning department of the Local Authority.
Repairs:	Tenant responsible for internal repairs and decoration, door furniture. Landlord responsible for external repairs and decoration.
Insurance:	Landlord will insure the building, this will be rechargeable to the tenant as a fair proportion. Tenant responsible for insuring the contents.
Business Rates:	Tenants should obtain a specific quote from the business rates team. We understand current rateable value to be £5,300 – small business rates relief may be available. Interested parties to make their own enquiries.
Costs:	A contribution of £150 towards legal costs is required. There will be costs to change the signage at site TBC plus VAT.



Site Plan:

Viewing/Further Information:

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

Contact Iain Mills

iain.mills@shropshire.gov.uk

For Business Rates Information:

0345 678 9003

Email

business.rates@shropshire.gov.uk



N.B - Not to scale and for information purposes only

SHROPSHIRE COUNCIL: MISREPRESENTATIONS

Whilst we have tried to ensure these details are accurate, if any point is of particular importance to you, please contact us to check the information, particularly if viewing involves travelling some distance.

Shropshire Council gives notice that:

1. The particulars are set out as a general outline only for the guidance of the intended tenants and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending tenants(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Shropshire Council has any authority to make or give any representation or warranty whatever in relation to this land.
4. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition, or that it is capable of fulfilling its function. Prospective tenants should satisfy themselves as to the fitness of such items for their requirements.

