

***WELL LOCATED RETAIL BUILDING
FOR SALE OR TO LET***

***67 CHESHIRE STREET
MARKET DRAYON. TF9 1PN***



- * Market town, busy position adjoining Oxfam and Sue Ryder.
- * Building of approximately 3,627 sq.ft. / 337 m.sq. on all floors, including

OSWESTRY
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This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

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LOCATION

The market town of Market Drayton is situated in North Shropshire en-route to the Potteries. It has a residential population of approximately 10,407 and substantially larger catchment, modern livestock market on the bypass, well developed town centre with range of banks, shops, leisure facilities and a well known major employer – Muller Yoghurt amongst many others.

These premises are situated in a prominent position in the town's main shopping thoroughfare Cheshire Street adjoining Oxfam and Sue Ryder and en-route to the major Morrison's supermarket.

DESCRIPTION

A retail building with stepped and ramped front access, together with service yard to the side providing the following accommodation.

Ground Floor – Sales 1,372 sq.ft. / 127.50 m.sq.
(inc. 280 sq.ft. of offices)

First Floor

Stock/Kitchen -

Total First Floor 1,380 sq.ft. / 128.20m .sq.

Second Floor Storage 538 sq.ft. / 50.0 m.sq.

Basement Storage 337 sq.ft. / 31.30 m.sq.

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Total Net Internal for Entire Building Approx. 3,627 sq.ft. / 337 m.sq.

VAT

VAT will not be paid upon this transaction.

PROPOSAL – FREEHOLD AND LEASEHOLD

Offers are invited to purchase the freehold or to lease the building. For a letting, the ingoing tenant would be asked to pay the landlord's reasonable legal costs in connected with it.


BUSINESS RATES

We understand from verbal enquiries with the Local Authority (Denbighshire Council – 01824 706000) that the following rates apply for 2010/11. Rateable Value £14,250. Payable £6,441 p.a. Interested parties should verify this information for themselves.

VIEWINGS

By arrangement through the agents Celt Rowlands & Co. on Tel: 01691 659659 or 01352 716006.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate 

Non-Domestic Building


Trade Secret
Crystal House, 67 Cheeky Street
MARKET DRAYTON
TF8 1PN

Certificate Reference Number:
0910-7938-0368-8470-9030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epcd.

Energy Performance Asset Rating

More energy efficient



Net GHG CO₂ emissions

68 This is how energy efficient the building is

Less energy efficient

Technical information		Benchmarks	
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	B+	If newly built
Total useful floor area (m ²):	308	C	If typical of the existing stock
Building complexity (NDS level):	3		
Building emission rate (kgCO ₂ /m ²):	77.43		