

# MARKET DRAYTON

## 81 Shropshire Street

### To Let

**\* Business Rates Free \***



#### Location

The property is located on Shropshire Street, one of the main arterial roads into Market Drayton town centre. Nearby adjacent occupiers include **Hairspray** Hairdressers, **Golden House** Chinese takeaway and the **Kaz's Cafe**.

#### Lease

The premises are available by way of a new lease for a term of years to be agreed.

#### Rent

**£9,500 per annum exclusive.**

#### EPC

C62

#### VAT

Prices, outgoings and rentals are exclusive of, but may be liable to VAT.

#### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

#### Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

#### Accommodation

Internal Width	17' 2"	5.25 m
Shop Depth	40' 9"	12.43 m
Ground Floor	669 sq. ft.	62.1 sq.m.
First Floor	573 sq. ft.	53.3 sq.m.

#### Business Rates

Enquiries to Shropshire Council confirm the property is assessed as follows:-

Rateable Value        £6,400

\*Please note small business rate relief may be available. Interested parties are advised to make their own enquiries with Shropshire Council.

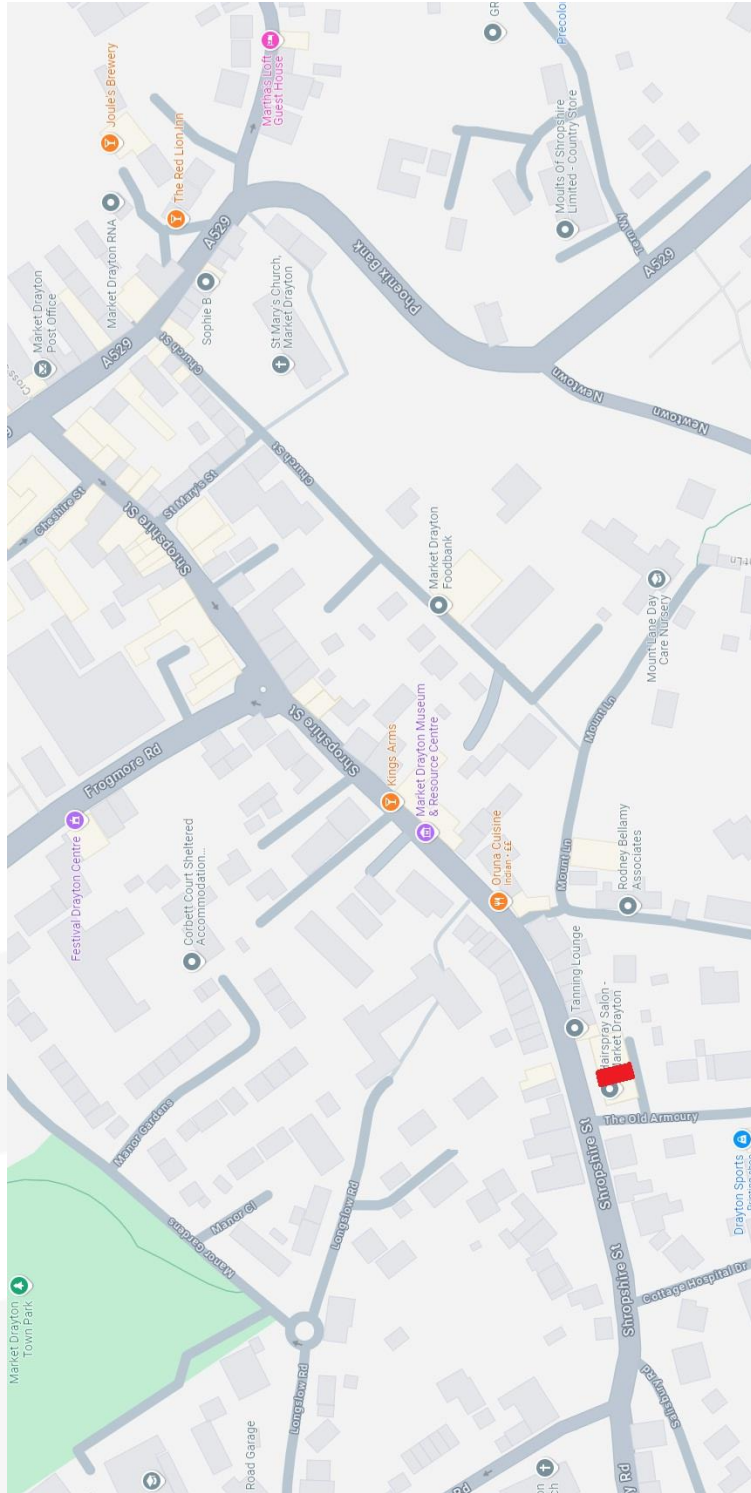
#### Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed

#### Viewing

Strictly by appointment through the sole agent, Emanuel Oliver on 0151 236 6700.

[dan@emanueloliver.com](mailto:dan@emanueloliver.com)



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.