

AVAILABLE DUE TO RELOCATION & EXPANSION

Market Drayton - Unit 3, Frogmore Road, TF9 3EB



LOCATION

The subject property is located on Frogmore Road which links directly to Market Drayton's prime pedestrianised pitch – Cheshire Street. There is customer parking directly to the front of the premises. The unit sits opposite Wilko and other nearby retailers include Iceland, Argos and Boots.

We understand the population for Market Drayton is approximately 35,000.

DESCRIPTION

The property extends to the following approximate dimensions. Interested parties are advised to undertake their own calculation.

Ground Floor	9,015 ft2	837.5m2
First Floor Storage	2,497ft2	232m2

TENURE

The unit is available on a lease due to **expire 5th May 2024**.

RENT

The current rent passing is **£132,500 pax**.

SERVICE CHARGE

Information available on request.

INCENTIVES

Offers invited.

RATES

Information obtained from the VOA website indicates that the rates for the property are as below. Interested parties are advised to make their own enquiries with the Local Authority for verification.

Rateable Value -	£104,000
Rates Payable 2023/24 (51.2p) -	£53,248

VIEWINGS

Strictly by appointment only via Burns Property Consultants or Andrew Dixon & Co.

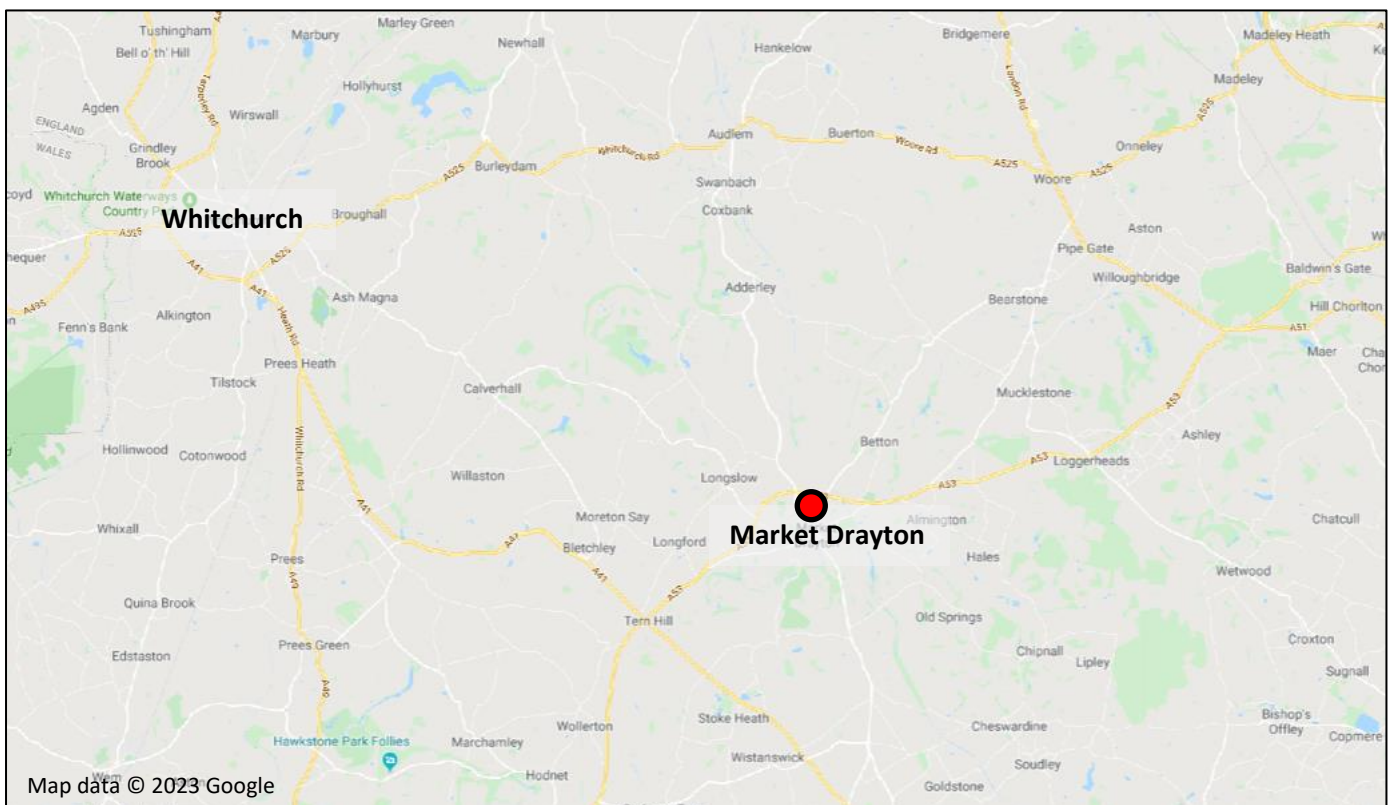
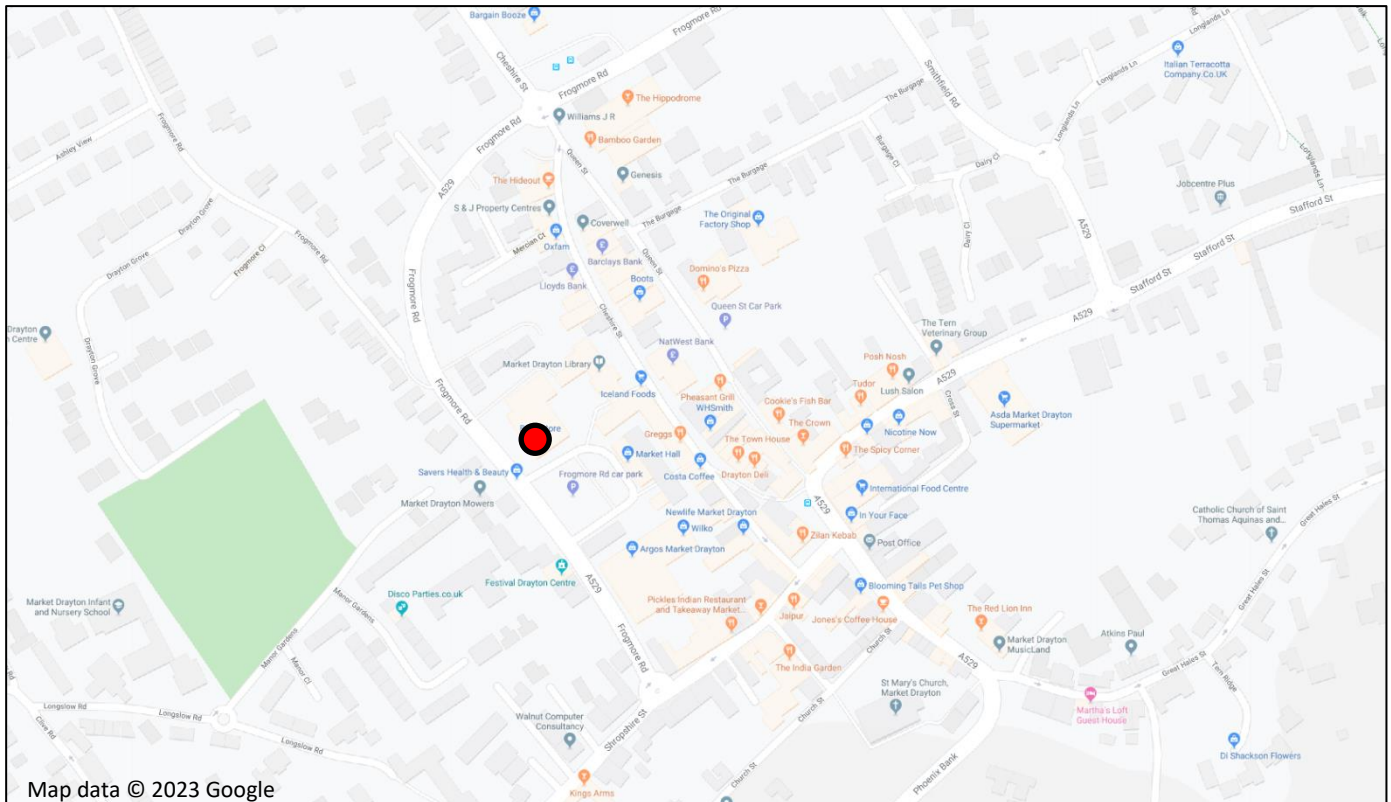
CONTACT

Martin Musgrave
martin@burnsproperty.co.uk
M: 07971 356 782

Or alternatively our joint agent Andrew Dixon & Co.

Ed Home
ed@adixon.co.uk
M: 07976 302003

Subject to Contract 01.04.23



Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Burns Property Consultants 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 representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statement contained in these particulars.