

# TO LET

Halls<sup>1845</sup>

COMMERCIAL

## Former Post Office

24 Queen Street, Market Drayton, Shropshire TF9 1BJ



- Up to 144 sq m (1,549 sq ft) Available
- Prominent building
- Town Centre location
- Adjacent to car park

**Rent: £13,000 per annum (exclusive)**



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#### Location

Located in the North East of Shropshire,, Market Drayton is 19 miles (30.6 km) to the North of Shrewsbury, and 18 miles (29 km) to the West of Stoke-on-Trent. Wolverhampton is 30 miles (48.2 km) to the South.

The property is positioned on the south side of Queen Street, close to its junction with the High Street in an historic part of the town. Neighbouring occupiers in this location include national covenants as well as a Joules Pub. There is a public car park adjacent to the property.

#### Description

The property comprises ground floor retail space which has for many years been used as the town's post office and which is a landmark building in the town.

The space comprises one large retail area, with a separate office, kitchen and WC. The office has the benefit of a safe facility.

#### Accommodation

Retail space	124 sq m	1,333 sq ft
Small Office	13.4 sq m	145 sq ft
Total	6.6 sq m	71 sq ft

#### Rateable value

Interested parties should make their own enquiries to the Local Authority.

We have made online enquiries and we understand the rateable value to be as follows:

Rateable Value  
Rates Payable 2015/16 £10,250  
Rates Payable 2015/16 £4,920

#### Tenure

The property is available on a sublease or an assignment of the existing lease, more details are available from the agents upon request.

#### Rent

A rent of £13,000 (exclusive) per annum.

#### Services

It is understood that mains water, gas and electricity and drainage are connected to the properties.

#### Energy performance rating

To order.

#### VAT

All prices are to shown exclusive of VAT. We understand that the property has not been elected for VAT.

#### Viewing

Strictly by prior appointment through the sole selling agents.

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Shrewsbury / West Midlands / Worcester