

**Lot 30, 9 Cheshire Street, Market Drayton,
Shropshire TF9 1PD**

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Let to a charity shop (t/a Newlife The Charity For Disabled Children)
- Lease expires on 24/05/2025
- 2023 Tenant break option not exercised
- Approximately 3,259 sq ft
- Nearby occupiers include Costa Coffee, Greggs, Asda, Iceland, Boots the Chemist, JD Wetherspoon and Domino's Pizza

Lot

30

Auction

16th February 2023

Rent

£12,000 per Annum Exclusive
(1)

Sector

High Street Retail

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

16 miles south-west of Stoke-on-Trent, 31 miles south-east of Chester, 48 miles north-west of Birmingham

Roads

A41, A53, A529

Rail

Prees, Whitchurch (Salop)

Air

Manchester Airport

Situation

The property is situated in the heart of Market Drayton's town centre, 300 yards from Market Hall Shopping Centre, and close to Frogmore Road Car Park, with over 40 car parking spaces. Nearby occupiers include Costa Coffee, Greggs, Asda, Iceland, Boots the Chemist, JD Wetherspoon and Domino's Pizza.

Tenure

Freehold.

EPC

Band B

Description

The property comprises a shop arranged on the ground and first floors.

VAT

VAT is applicable to this lot.

Note

Please note the buyer will pay 1.5% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (2)	Floor Areas Approx sq ft (2)	Tenant	Term	Rent p.a.x. (1)	Rent Review
Ground First	Retail/Ancillary Ancillary	260.81 42.00	(2,807) (452)	NEWLIFE THE CHARITY FOR DISABLED CHILDREN (3) (t/a Newlife Market Drayton)	5 years from 25/05/2020 on a full repairing and insuring lease	£12,000	25/05/2023
Total		302.81	(3,259)			£12,000	

(1) The current rent passing under the terms of the lease is £12,000 per annum. The rent will reduce to £10,500 per annum in May 2023 as a result of the tenant not exercising their break option this year. The rent will increase to £13,500 per annum if the tenant assigns or sublets the property.

(2) Areas provided by VOA (www.voa.gov.uk)

(3) www.newlifecharity.co.uk - a charity for Disabled Children

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September 2020