



ROB ALSTON
RETAIL

T: 03301 233224

E: ra@robalstonretail.com

www.robalstonretail.com

**SUBSTANTIAL
SHOP UNIT TO
LET
(former Wilko)**



MARKET DRAYTON

FROGMORE ROAD, SHROPSHIRE TF9 3BU.

LOCATION

Market Drayton is a traditional Shropshire market town with a resident population of approximately 12,000 and is located 21 miles northwest of Shrewsbury and 17 miles west of Stoke on Trent.

DESCRIPTION

The property comprises a substantial retail unit with a large first floor storage/staff area with the property fronting directly on to Frogmore Road car park.

The property adjoins **Argos** and is also very close to the link through to Cheshire Street where multiple occupiers located are **Boots, WHSmith, Card Factory, Costa, Greggs, Specsavers, Iceland** etc.

ACCOMMODATION

Ground Floor Sales Area	16,189 sq ft	1,504 sq m
First Floor Storage/Staff	6,900 sq ft	641.1 sq m

RENT

Offers are invited in the region of **£95,000 per annum.**

LEASE

The property is available by way of a new 10 year full repairing and insuring lease subject to a 5 year upwards only rent review.

RATES

Rateable Value (2023)	£94,500
Rates Payable	Interested parties are advised to make their own enquiries regarding rates payable for 2023/24.

VIEWING

Strictly by appointment with **ROBERT ALSTON** (07768 650446) or joint agent **EMANUEL JONES** (02920 811 581).

EPC

This property has an EPC rating of C73
A full copy of the certificate can be provided on request.

MARKET DRAYTON

FROGMORE ROAD, SHROPSHIRE, TF9 3BU.



ROB ALSTON
RETAIL



1. Whilst every care is taken in the preparation of these particulars Rob Alston Retail Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and employees of the Agent's firm have no authority to make any representation or warranty in relation to the property. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.