

LOT
16

18 High Street, Market Drayton,
Shropshire TF9 1QB

Guide Price: £145,000

**Double fronted freehold investment
property**



This attractive investment property consists of a large freehold double fronted shop unit that is trading as an Off Licence/ Convenience Store with residential accommodation above and at the rear. The property is situated in the heart of the town centre and is a mid terrace unit. Access at the rear is via a right of way from the side road Shropshire Street. There is a residential flat within the premises that can be accessed internally or from the rear. The residential accommodation in our opinion offers great potential to convert to 3 x one bedroom flats with one being on the rear of the ground floor. This would be subject to obtaining any planning consent that may be required. The entire premises is let to a local tenant who we understand has an additional convenience store on a full FRI lease for a term of twenty years from 8th May 2015 at a current rent of £13,500 per annum. The rent reviews are 2025 and 2030. The rent review for 4th April 2019 has been agreed at £16,500 per annum Also there are no break clauses in the lease and therefore this lot will be of interest to investment buyers.

ACCOMMODATION

Ground Floor Shop Gross Frontage 28'6" Internal Width 26'2"
Shop Depth 35'0 Build Depth 74'0" First Floor Flat Four Large
Rooms Ground Floor Rear Kitchen, Bathroom/WC , One Room

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Shropshire Council 0345 6789000 Shop Rateable Value: £7,100
Flat above
Council Tax Band: A

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN