

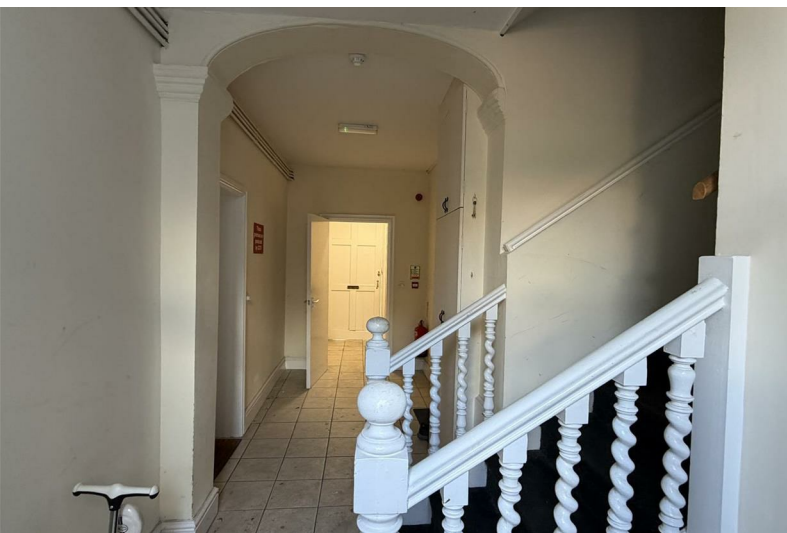


56A,B,C,D Shropshire Street

Market Drayton, TF9 3DD

Asking Price £320,000

1798.00 sq ft



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Description

An impressive fully let two storey property consisting of 4 flats within the village of Market Drayton. The property comprises of a 2 bedroom flat and 1 bedroom flat on each floor, with shared rear yard. There is a communal entrance, hallway and landing with an intercom system on the front door. Each flat is self contained with its own kitchen and bathroom.

Location

The property is located on Shropshire Street a couple of streets away from High Street. There are a number of local coffee shops, restaurants and other amenities in the area such as Asda, Post Office, library and pay & display car parks. Market Drayton is close to the Cheshire and Staffordshire borders. It is located between the towns of Whitchurch, Wem, Nantwich, Newcastle-under-Lyme, Newport and the city of Stoke on Trent, with access via A53 to Newcastle-under-Lyme to the East and Shrewsbury to the West.

Accommodation

Flat A (Ground Floor)

Lounge : 217 sq ft (20.19 sq m)

Kitchen : 61 sq ft (5.66 sq m)

Bathroom : 36 sq ft (3.38 sq m)

Bedroom 1 : 102 sq ft (9.44 sq m)

Bedroom 2 : 92 sq ft (8.56 sq m)

Flat B (Ground Floor)

Lounge : 143 sq ft (13.31 sq m)

Kitchen : 69 sq ft (6.37 sq m)

Bathroom : 40 sq ft (3.73 sq m)

Bedroom inc chimney : 127 sq ft (11.81 sq m)

Flat C (First Floor)

Lounge : 168 sq ft (15.58 sq m)

Kitchen : 84 sq ft (7.82 sq m)

Bathroom : 35 sq ft (3.22 sq m)

Bedroom : 111 sq ft (10.28 sq m)

Flat D (First Floor)

Lounge : 143 sq ft (13.32 sq m)

Kitchen : 51 sq ft (4.73 sq m)

Bathroom : 69 sq ft (6.42 sq m)

Bedroom 1 : 141 sq ft (13.11 sq m)

Bedroom 2 : 109 sq ft (10.17 sq m)

Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Council Tax

56A Shropshire Street, TF9 3DD Council Tax Band A under Shropshire County Council

56B Shropshire Street, TF9 3DD Council Tax Band A under Shropshire County Council

56C Shropshire Street, TF9 3DD Council Tax Band A under Shropshire County Council

56D Shropshire Street, TF9 3DD Council Tax Band A under Shropshire County Council

Tenure - Freehold

Freehold subject to existing leases in place.

Flat A : £650 (next review July 27)

Flat B : £575 (next rent review July 27)

Flat C : £575 - (next review July 27)

Flat D : £650 – (next review July 27)

Total Income : £2,450 pcm / £29,400 pa

EPC

Energy Performance Certificate number and rating for Flat A is 75 C

Energy Performance Certificate number and rating for Flat B is 64 D

Energy Performance Certificate number and rating for Flat C is 54 E

Energy Performance Certificate number and rating for Flat D is 59 D

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

Road Map



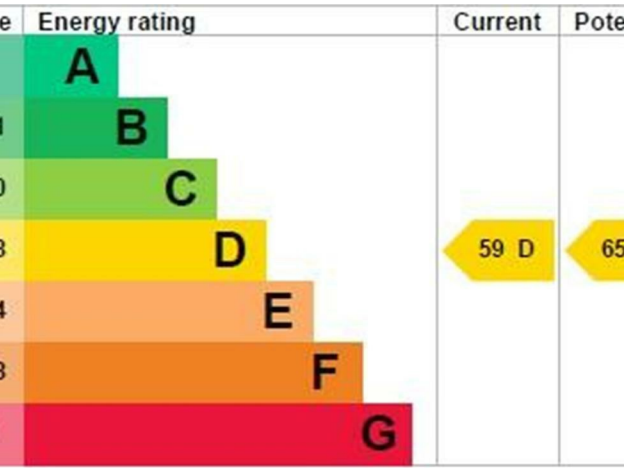
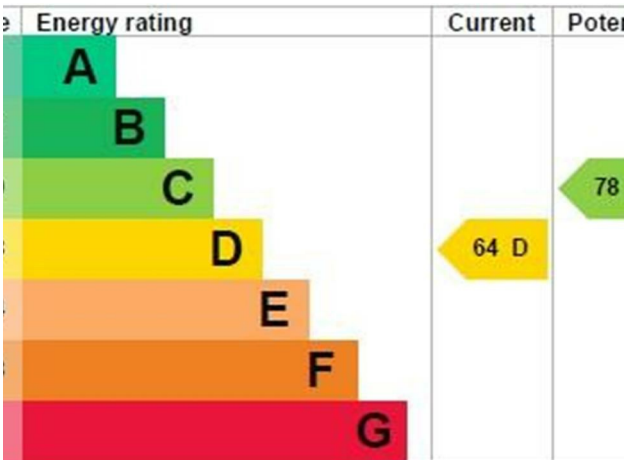
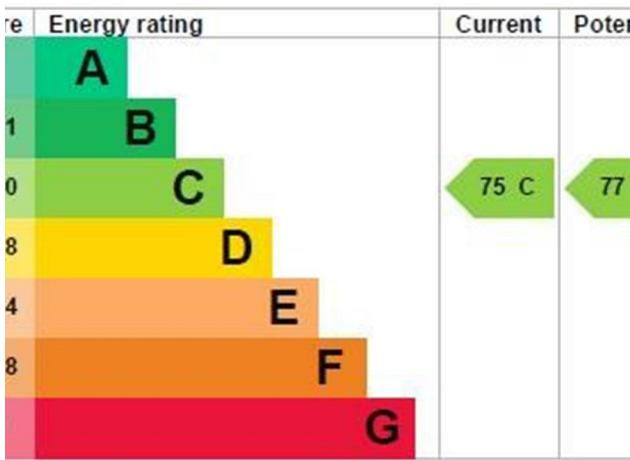
Hybrid Map



Terrain Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.