



Tenure

Freehold.

Location

Market Drayton is an attractive Shropshire market town located some 19 miles north-east of Shrewsbury, 18 miles north of Telford and 16 miles south-west of Stoke-on-Trent. The town benefits from good road communications with the M6 (Junction 15) approximately 13 miles to the east.

The property is situated on High Street, close to the junction with Stafford Street and Cheshire Street.

Occupiers close by include QS, Britannia Building Society, Leek Building Society, HSBC Bank, Santander and Wilkinsons.

Description

The property is arranged on basement, ground and one upper floor. The ground floor provides retail accommodation whilst the first floor comprises staff and ancillary accommodation. The basement provides part storage and part is unused. The property benefits from a service yard to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	9.35 m	(30' 8")
Net Frontage	8.60 m	(28' 3")
Shop Depth	37.25 m	(122' 3")
Built Depth	39.50 m	(129' 7")
Ground Floor	333.50 sq m	(3,590 sq ft)
First Floor	46.00 sq m	(495 sq ft)
Basement	327.50 sq m	(3,525 sq ft)
Total	707.00 sq m	(7,610 sq ft)

Tenancy

The entire property is at present let to DORSMAN ESTATES & CO LIMITED, guaranteed by PEACOCKS STORES LIMITED, for a term of 10 years from 26th October 2010 at a current rent of £40,000 per annum, exclusive of rates. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Peacocks operate from in excess of 500 stores.

(Source website: www.peacocks.co.uk)

For the year ended 3rd April 2010, Peacocks Stores Limited reported a turnover of £526.653m, a pre-tax profit of £39.358m and a net worth of £136.847m. (Source: riskdisk.com 13.04.11.)

For the year ended 3rd April 2010, Dorsman Estates & Co Limited reported a turnover of £971,000 a pre-tax profit of £4.193m and a net worth of £18.262m. (Source: riskdisk.com 13.04.11.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 75 Market Drayton**.

Market Drayton

7 High Street Shropshire TF9 1PY

- **Freehold Town Centre Shop Investment**
- Let to Dorsman Estates Co Ltd, guaranteed by Peacocks Stores Ltd
- Lease expires October 2020
- Rent Review 2015
- Current Rent Reserved

£40,000 pa

