

FOR SALE

Sandbrook Vaults 4 Shropshire Street Market Drayton TF9 3BY



**Substantial ``Black and White`` timber framed
Public House**

Excellent town centre location

Substantial ground floor bar servery area

Suit a variety of uses (STPP)

Price : £175,000

COMMERCIAL AGENCY • LEASE RENEWALS • RATING •
RESIDENTIAL AND COMMERCIAL VALUATIONS • SURVEYS • MANAGEMENT

Louis Taylor is the trading name of Louis Taylor LLP which is registered in England and Wales under number OC312463 as a limited liability partnership.

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DESCRIPTION

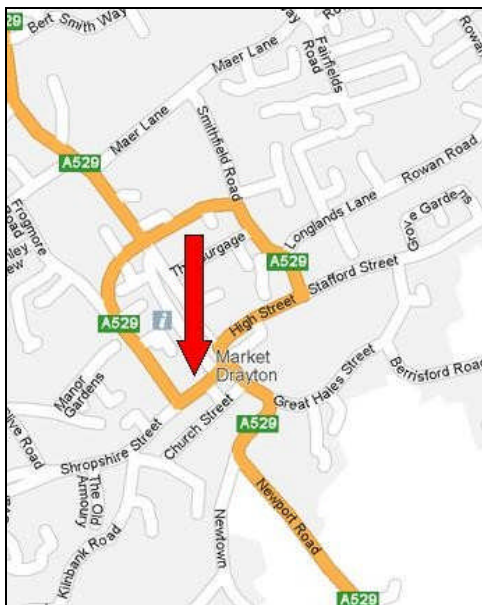
An attractive 17th Century black and white timber framed Public House prominently located at the heart of Market Drayton town centre.

The accommodation comprises a substantial bar servery area with large adjacent games room, stores and w.c.s. The first and second floors provide a trade kitchen along with three bedroomed living accommodation.

LOCATION

The property is well located at the heart of Market Drayton, a well established North Shropshire market town.

The property has good links to the A53 which provides access to the Stoke on Trent conurbation northbound and to Shrewsbury southbound.



ACCOMMODATION

GROUND FLOOR :

Bar
Games Room
Stores

FIRST FLOOR :

Trade Kitchen
Lounge
Diningroom
Bedroom 1
Kitchen

SECOND FLOOR :

Bathroom
Bedroom 2
Bedroom 3

Cellar with a clear height of 6`8``

TOTAL NIA 2,132 SQ.FT.198 SQ.M.

SERVICES

All main services are available subject to any necessary reconnection.

ASSESSMENT

Verbal enquiries to North Shropshire District Council confirm the property is assessed as follows:-

Rateable Value £12,500

Interested parties are advised to make their own enquiries on 01939 232771

PRICE

£175,000 Subject to Contract

VAT

All prices quoted are exclusive of, but may be subject to V.A.T.

VIEWING

By arrangement with Louis Taylor Commercial
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CH/JD/2009-11-30/147544

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