



8 Bagley Drive, The Brooklands, Wellington Telford, Shropshire, TF1 3NP

- Single storey retail unit extending to approximately 766 sq ft (71.22 sq m)
- Prominent location within popular parade of shops in established retail area
- Ample shared customer car parking on site as well as roadside parking
- Suitable for a variety of retail uses

8 Bagley Drive

The Brooklands

LOCATION

The property enjoys a prominent corner location at the junction of Bagley Drive and Hordley Road and forms part of a popular retail development on the Brooklands. The Brooklands is a mature residential area on the northern outskirts of Wellington, within easy walking distance of the town centre.

Wellington is an established market town located approximately 4 miles from the commercial centre of Telford and has good road links to the national motorway network via Junctions 6 and 7 of the M54 motorway. Wellington is home to a number of national retailers, major banks, public houses and railway and bus stations.

DESCRIPTION

The property forms part of a parade of shops arranged along Hordley Road, Bagley Drive and Marton Drive, including a local One-Stop convenience store, Severn Hospice outlet, fish and chip shop, tanning salon, hairdressers and barbers. There is free customer car parking provided to the Bagley Drive frontage of the development, and additional car parking/service yard to the rear.

The property comprises a single storey retail unit, which enjoys a prominent end of terrace position within the parade. It benefits from a fully glazed frontage onto Bagley Drive and an electrically operated security shutter and recessed pedestrian access. There is a further roller shutter door to the rear, which leads onto the communal car park/service yard.

Internally, the retail unit is arranged to provide ground floor retail space with rear store/office, kitchen and WC with washroom. The accommodation benefits from gas central heating, suspended ceiling with fluorescent lighting, and wood effect vinyl flooring.

ACCOMMODATION

| | | |
|-------------------|------------------|-------------------|
| Main retail area | 336 sq ft | 31.24 sq m |
| Rear retail area | 201 sq ft | 18.70 sq m |
| Store/office | 184 sq ft | 17.06 sq m |
| Kitchen | 45 sq ft | 4.22 sq m |
| WC/washroom | | |
| Total Area | 766 sq ft | 71.22 sq m |



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SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property. However, interested parties should make their own enquiries.

PLANNING

We understand the property has planning permission for uses within Class A1 of the Town & Country Planning Act 1987 (Use Class Order 2005).

TENURE

Leasehold: The property is available to let on a new full repairing and insuring lease on terms to be agreed. Please contact the letting agent for further details

RENT

The quoting rent is £7,000 per annum exclusive.

SERVICE CHARGE

A modest service charge is payable by the tenant to cover the cost of litter picking on the estate.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2017 Rating List is £7,300.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(74).

VAT

All figures quoted herein are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004 Mobile: 07957 828 569

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Printcode: 20181023

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This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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