

ANDREW DIXON
& COMPANY

FOR SALE

Chartered Surveyors &
Commercial Property Consultants

RETAIL



4A Market Street, Wellington, Telford Shropshire, TF1 1DT

- Three-storey retail premises extending to approximately 747 sq ft (69.30 sq m)
- Town centre location close to busy market
- Attractive shop frontage onto Market Street
- Includes storage space, kitchenette and WC facilities

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4A Market Street Wellington

LOCATION

Wellington is a market town in the Borough of Telford and Wrekin and forms part of Telford New Town. It lies some three miles northwest of Telford Town Centre and a short distance from Junctions 6 and 7 of the M54 motorway. The district centre accommodates a wide variety of retail uses in the Market Street, Market Square and New Street areas. Significant regeneration has taken place around the Walker Street area in line with a Local Authority initiative, to include the major extension of the Civic Offices, substantially increasing the local workforce. Shopping in the area is anchored by a large Morrison's supermarket.

The subject property is situated in Market Street, forming part of the main retail core of the town, in close proximity to the centre of Wellington. The local train and bus stations are a short walk way with surrounding uses to include general retail, High Street Banks, restaurants, hot food take-away outlets and estate agencies. Free public parking is also available widely in the area.

DESCRIPTION

The property comprises a three storey terraced retail premises of brick construction beneath a pitched roof. It is accessed directly off Market Street via a service/shop entrance and benefits from a glazed frontage with roller security shutter.

Internally the building is arranged to provide ground and first floor retail space with storage, WC and kitchenette at second floor level. It was most recently utilised as a card gallery and gift shop. The accommodation benefits from fluorescent lighting, electric storage heaters and wooden floors throughout.

ACCOMMODATION

Ground floor	271 sq ft	
First floor	230 sq ft	
Second floor	246 sq ft	
WC		
Total Net Internal Area	747 sq ft	69.40 sq m

SERVICES

We understand that mains water, electricity and drainage are available or connected to the property. It should be noted that we have not tested these services and interested parties are advised to make their own enquiries.



Misrepresentation Act 1967: Andrew Dixon & Company, for themselves and for the vendors or the landlords of this property whose agents they are, give notice that: i) the particulars are set out as a general outline only for the guidance of the intended purchasers or tenants and do not constitute any part of an offer or contract. ii) All descriptions, dimensions and references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility, and intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Andrew Dixon & Company has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) The reference to any plant, machinery, equipment, fixtures and fittings, or services at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements.



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

Freehold: The property is available to purchase with vacant possession at a price to be agreed.

PRICE

Price upon application.

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 2010 rating list is £5,000.

ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an Energy Rating of D(80).

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

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

Contact: Nathan Fern

Direct Line: 01952 521004

Mobile: 07967 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/2991



Printcode: 201435

What's this?

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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