

ANDREW DIXON  
& COMPANY

FOR SALE/TO LET

Chartered Surveyors &  
Commercial Property Consultants

RETAIL UNIT



## Ground Floor, 40 Castle Street, Hadley Telford, Shropshire, TF1 5RA

- Self-contained ground floor retail unit extending to 929 sq ft (86.36 sq m)
- Benefits from Class A5 hot food takeaway use
- Accommodation recently refurbished to shell condition
- Prominent roadside location and private car parking on site

Tel: 01952 521000  
[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW  
Telephone : 01952 521000  
Fax : 01952 521014  
Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)

# Ground Floor

## 40 Castle Street, Hadley

### LOCATION

The property is situated in Hadley, a small residential suburb in north Telford, which lies approximately 2.5 miles north of Telford Town Centre with easy access to Junction 6 of the M54 motorway. Hadley is mainly developed for high density housing, although it is home to GKN Wheels & Structures substantial facility at Castle Works, approximately 1.5 miles from the subject property. Linear retail opportunities are also available along Castle Street, to include the new Lidl supermarket.

The property itself fronts directly onto Castle Street, opposite Lidl, with a return frontage onto Union Street. The immediate surrounding area is predominantly residential, complemented by local shopping facilities in the nearby Hadley Centre.

### DESCRIPTION

The property comprises a ground floor retail unit with a full height glazed shop front, enjoying a prominent roadside location in an established built-up area.

The property forms part of a Victorian style building of solid brickwork construction beneath a pitched tile roof. The accommodation is self-contained, with the main access being on the front elevation and a service/staff entrance to the rear.

The unit benefits from a Class A5 hot food takeaway use and has recently undergone a full refurbishment to shell condition. Internally, the accommodation will be arranged to provide a serving counter, customer waiting/seating area, preparation area, kitchen and WC facilities.

Outside, there are 6-8 on site car parking spaces available to the rear of the building.

### ACCOMMODATION

Ground floor retail area	929 sq ft	86.36 sq m
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### SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries in this regard.



**MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991:** Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



### PLANNING

We understand the property has planning permission for uses within Class A5 of the Town & Country Planning Act 1987 (Use Class Order 2005).

### TENURE

The property is available to purchase freehold with vacant possession. Alternatively a new Full Repairing and Insuring lease can be granted on terms to be agreed.

### PRICE/RENT

The quoting price is £229,950 for the freehold interest or if leased, a rent of £18,000 per annum exclusive will be payable.

### LOCAL AUTHORITY

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

### BUSINESS RATES

The property is to be re-assessed for business rates purposes.

### ENERGY PERFORMANCE CERTIFICATE

To be assessed - please contact the agent for further details.

### 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: 07957 828 569

Email: [nathan@andrew-dixon.co.uk](mailto:nathan@andrew-dixon.co.uk)

Ref: BNF/2859



Printcode: 2018130

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