



## Premises at 2 Sutton Road, Admaston Telford, Shropshire, TF5 0AY

- Single storey retail premises extending to 867 square feet (80.55 square metres)
- Accommodation includes stores, kitchen and WC
- Prominent position within established parade of shops
- Shared customer parking to the front and allocated staff parking to the rear
- Also available for alternative uses subject to planning consent

# 2 Sutton Road

## Admaston, Telford

### LOCATION

The property is situated in Admaston, a popular residential village in Telford, which falls within the Borough of Telford & Wrekin. Admaston lies approximately one mile northwest of Wellington district centre, in close proximity to the village of Wrockwardine.

The property itself forms part of a two-storey, mixed commercial and residential development on Sutton Road, which provides an established parade of shops at ground floor level with self-contained living accommodation above. Adjoining users include local convenience stores, hairdresser and beauty salon.

### DESCRIPTION

The property comprises a single storey, end of terrace retail unit forming part of a parade of shops on Sutton Road. Free, shared customer car parking is provided to the front of the development, with allocated staff car parking to the rear.

The property is located on the ground floor of the building and benefits from a fully glazed frontage onto Sutton Road, complete with security shutter. The unit provides retail space to the front with separate store rooms, kitchen and WC. The accommodation benefits from tiled floors to the retail area and a suspended ceiling incorporating fluorescent lighting units.

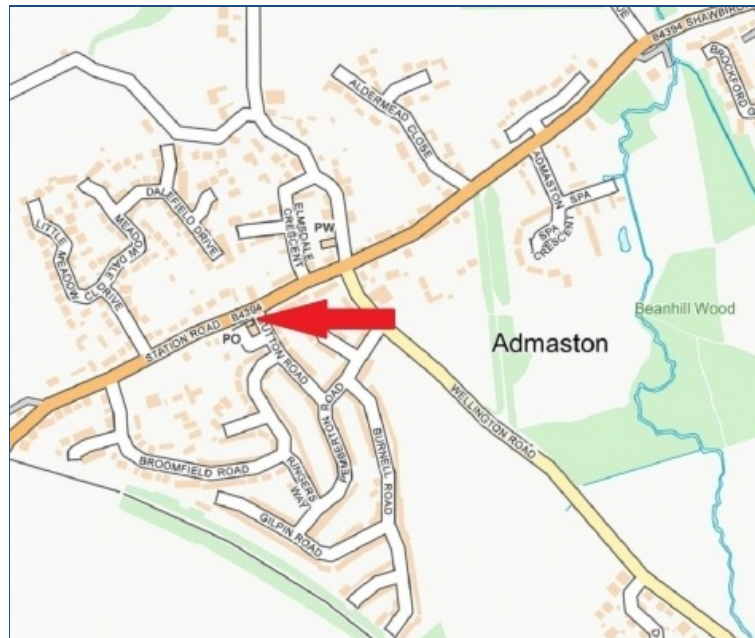
The property is accessed via the main customer entrance to the front of the building, with a further door to the rear providing access to the staff car park.

### ACCOMMODATION

Retail Area	591 sq ft	54.92 sq m
Stores	60 sq ft	5.57 sq m
Stores	194 sq ft	18.02 sq m
Kitchen	22 sq ft	2.04 sq m
WC		
<b>Total Net Internal Area</b>	<b>867 sq ft</b>	<b>80.55 sq m</b>

### 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.



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### PLANNING

We understand the property has planning permission for uses within Class A1 of the Town & Country Planning Act 1987 (Use Class Order 2005). It also lends itself to a number of other retail uses, subject to planning permission.

### TENURE

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

### RENT

The quoting rent is £12,000 per annum exclusive.

### LOCAL AUTHORITY

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

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £11,250.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(86).

### 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/3434



Printcode: 2018417

### 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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