

ANDREW DIXON  
& COMPANY

FOR SALE

Chartered Surveyors &  
Commercial Property Consultants

DEVELOPMENT/INVESTMENT OPPORTUNITY



## Commercial Premises at 1-3 Station Hill Oakengates, Telford, Shropshire, TF2 9AA

- Development opportunity - mixed use commercial investment premises
- Two-storey office accommodation and separate ground floor retail unit
- Currently part income producing and part vacant
- Suitable for part residential conversion subject to planning consent

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# 1-3 Station Hill

## Oakengates, Telford

### LOCATION

Oakengates is a busy district centre within the New Town of Telford, positioned centrally in the town and within half a mile of the A442 Queensway, Telford's main north/south distributor road. Oakengates lies approximately 1.5 miles north of Telford Town Centre with good access to the West Midlands conurbation via Junctions 5 and 6 of the M54 motorway.

The property itself is located at the base of Station Hill opposite the local Police Station, on the edge of Oakengates town centre. Station Hill is predominantly a residential area.

### DESCRIPTION

The property comprises an end terraced, two-storey commercial building, which provides office accommodation over two floors and a self-contained, single storey retail unit.

The building dates from circa 1901, being of solid brick construction beneath a pitched interlocking tile roof. The offices are accessed via an entrance door to the front elevation, with a further pedestrian access to the rear. The retail unit has a glazed shop front incorporating a separate pedestrian access.

**1 Station Hill** forms the left-hand side of the building and is a former accountancy practice arranged over two stories. The accommodation, which is now vacant, consists of two offices on the ground floor, together with kitchen and WC facilities. There is also access to a basement store. The first floor is divided to provide four offices and a further WC.

**3 Station Hill** adjoins the offices to the right-hand side and comprises a ground floor retail unit, which is currently utilised as a florists. The accommodation consists of a retail area to the front with associated storage, kitchen and conference room to the rear.

### ACCOMMODATION

#### 1 Station Hill

Net internal area	721 sq ft	67.0 sq m
<b>Gross internal area</b>	<b>1,055 sq ft</b>	<b>98.1 sq m</b>

#### 3 Station Hill

Net internal area	425 sq ft	48.3 sq m
<b>Gross internal area</b>	<b>614 sq m</b>	<b>57 sq m</b>



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### SERVICES (NOT CHECKED)

We understand that all mains services are available or connected to the property.

### PLANNING

The property is currently utilised as offices and a retail unit. The two-storey office premises does lend itself towards conversion to residential accommodation, subject to the necessary planning permission. Interested parties should make their own enquiries with the Local Planning Authority.

### TENURE

Freehold: The property is available to purchase on a freehold basis, either subject to the existing tenancy, as detailed below, or with vacant possession if required.

\* Unit 1 Station Hill is vacant

\* Unit 3 Station Hill is let to Mrs Field (tenant holding over on original lease)

### PRICE

Price upon application.

### 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: 1 Station Hill £4,400 and 3 Station Hill £2,650.

### ENERGY PERFORMANCE CERTIFICATE

1 Station Hill has an Energy Rating of D(100) and 3 Station Hill has an Energy Rating of D(79).

### 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.

### VIEWING

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

Contact: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

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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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