

ANDREW DIXON
& COMPANY

FOR SALE

Chartered Surveyors &
Commercial Property Consultants

INDUSTRIAL PREMISES



Wellington Coach Travel Centre, Springhill Wellington, Telford, Shropshire, TF1 3NA

- Freehold detached industrial premises extending to 3,592 sq ft (333.74)
- Integral single storey office accommodation and mezzanine floor
- Self-contained site of 0.46 ac (0.19 ha) including substantial yard/car parking
- Situated close to Wellington town centre

Tel: 01952 521000
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

Coach Travel Centre Wellington, Telford

LOCATION

The property is located in the attractive market town of Wellington, which lies approximately 5 miles west of central Telford and 15 miles east of the county town of Shrewsbury. Convenient access is afforded to the motorway network via Junction 6 of the M54.

The property itself is situated on a small commercial estate approximately 0.5 miles northeast of Wellington town centre, just to the rear of Springhill Service Station and adjoining Morrison's supermarket. The immediate surrounding area is mixed retail, industrial and residential with neighbouring commercial occupiers including Teltyres Telford and H W Pryce & Son. Other nearby commercial users include W J Capper Transport and Aldi.

DESCRIPTION

The property comprises a detached single storey industrial premises, which is currently utilised for coach and minibus repair and maintenance, on a self-contained site of circa 0.46 acres including a substantial yard.

The building provides ground floor workshop space with mezzanine level incorporating a locker room, drivers room and stores below, and integral single storey offices to the front. There is also potential first floor space within the office block, although there is currently no fixed access.

Externally the site benefits from visitor car parking to the front and a large tarmac yard to the rear for open storage and parking.

ACCOMMODATION

Ground floor offices	1,059 sq ft	98.30 sq m
Workshop	2,262 sq ft	210.16 sq m
Mezzanine	390 sq ft	36.24 sq m
Locker room	100 sq ft	9.29 sq m
Driver room	100 sq ft	9.29 sq m
Stores	100 sq ft	9.29 sq m
Gross Internal Area	3,592 sq ft	333.74 sq m
Potential first floor office space	1,059 sq ft	98.30 sq m

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.



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

The property has planning permission for a 'Sui Generis' use within the Town & Country Planning Act 1987 (Use Class Order 2005). We understand that the current occupier has an Operator's Licence for 26 vehicles on the site.

TENURE

Freehold: The property is offered for sale freehold with vacant possession.

PRICE

The vendor is seeking offers in excess of £350,000 for the freehold interest.

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 £20,250.

ENERGY PERFORMANCE CERTIFICATE

The property is currently being assessed and an EPC will be available shortly.

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: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/3510



Printcode: 201934

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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