



13 Market Street, Oakengates Telford, Shropshire, TF2 6EL

- Ground floor retail premises with net internal area of 1,341 sq ft (124.61 sq m)
- Additional basement space of 1,341 sq ft (124.61 sq m)
- Prominent location with attractive return frontage
- Flexible terms available
- No hot food take-away uses permitted by Landlord

13 Market Street

Oakengates, Telford

LOCATION

Oakengates is one of the local centres within Telford and is located approximately one and a half 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 situated at the junction of Market Street and New Street, and enjoys a return frontage onto the roundabout that forms part of the Oakengates ring road.

DESCRIPTION

The property comprises a ground floor retail unit, which forms part of a larger two-storey commercial building. The unit offers open plan retail accommodation with a small break-out area beyond. To the rear are two partitioned rooms, which have most recently been utilised as beauty treatment rooms, together with kitchen and WC facilities. There is also a basement area, which has been partially renovated by a previous occupier to provide further treatment rooms.

On street car parking is available within the immediate vicinity of the property, together with public car parking to the rear of the building and within the town.

ACCOMMODATION

Main retail area	10.61m x 6.06m	64.3 sq m
Break-out area	3.33m x 4.75m	15.8 sq m
Room 1	3.07m x 4.23 m	13 sq m
Room 2	2.28m x 3.88m	8.84 sq m
Kitchen	4.04m x 2.47m	9.97 sq m
Storage	1.55m x 8.18m	12.8 sq m
WC and boiler room		
Basement*		124.61 sq m
Total Net Internal Area	2,682 sq ft	249.21 sq m

*It should be noted that the basement has not been measured and the area is taken from the VOA rating assessment.

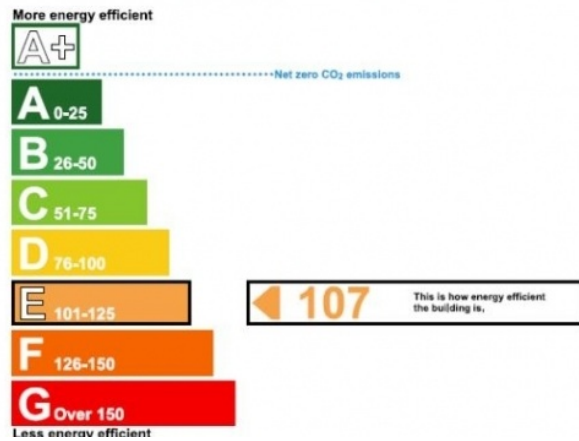
SERVICES

We understand that mains electricity, water, and foul sewerage are available or connected to the property. Also a mains gas supply runs along Market Street and could be potentially connected if required.



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.

Energy Performance Asset Rating



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 should be noted that the Landlord will not permit any hot food take-away uses.

TENURE

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

RENT

Quoting rent of £12,000 per annum exclusive.

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 2017 rating list is £11,500.

ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an Energy Rating of E(107), which is valid until 5 August 2022 (unless superseded by a later certificate).

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/2853



Printcode: 2014117

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.

ANDREW DIXON
& COMPANY

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