

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

RETAIL/OFFICE PREMISES



Retail/Office Premises, Millennium Village Ketley, Telford, Shropshire, TF1 5BF

- Attractive newly built ground floor retail/office premises
- Extending to 1,409 sq ft (130.91 sq m) with on site car parking
- Prominent corner location on modern mixed development
- Phase 1 of Telford Millennium Community Village

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Retail/Office Premises

Millennium Village

LOCATION

The property forms part of Phase 1 of the Telford Millennium Community Village in Ketley - a mixed use scheme intended to provide circa 750 new homes, including social housing and some live work units. It also has a provision for some small office, leisure and community uses. The Millennium Village is located just off the A5 Holyhead Road in close proximity to Junction 6 of the M54 motorway and approximately three miles from Telford Town Centre.

The available unit enjoys a central position within Phase I of the development on the corner of the main through road and School Square.

DESCRIPTION

The property comprises a newly built, single storey retail/office unit forming the ground floor of a larger three-storey building situated in a prominent corner position.

Internally the property offers modern ground floor open plan space, which would be suitable for either a retail or office use. There is some potential for a purchaser to sub-divide the accommodation to provide two self-contained units at a later date if required.

Outside, there are staff car parking spaces available to the rear of the property in addition to communal car parking for customers close by. The accommodation also benefits from the use of a communal roof terrace, which is accessed to the rear of the building.

ACCOMMODATION

Ground floor unit **1,409 sq ft** **130.91 sq m**

**Could be split to provide two units of circa 685 sq ft and 724 sq ft*

SERVICES

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

PLANNING

We understand the property has planning permission for retail/office uses, however interested parties are advised to make their own enquiries with the Local Planning Authority.



TENURE

Long Leasehold: The property is available to purchase on a long leasehold basis with vacant possession. It is available as a whole but it would be possible for a purchaser to split the accommodation upon completion to provide two separate units (at purchaser's cost).

PRICE

Price upon application.

SERVICE CHARGE

A service charge will be levied to cover any communal costs and services - further details upon request.

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 property is yet to be assessed for business rates. Interested parties should make their own enquiries with the Local Rating Authority.

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:

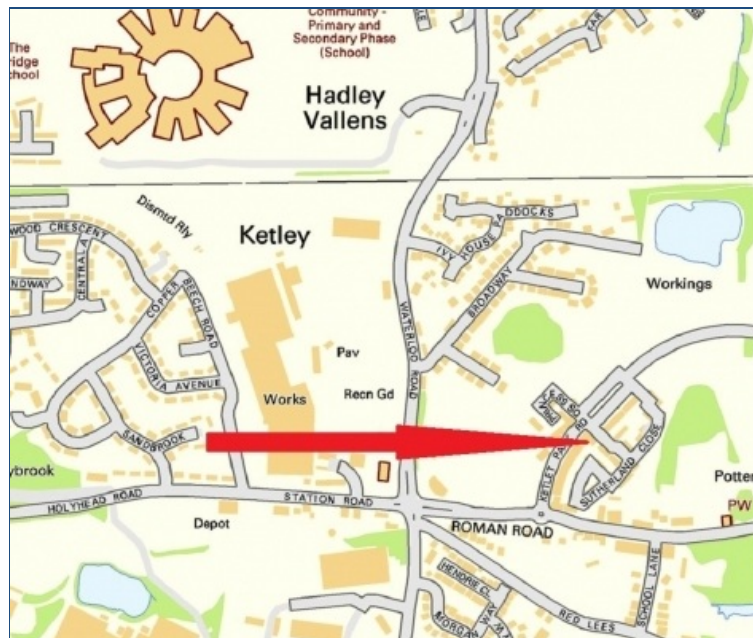
Contact: Alex Smith MRICS

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Ref: AGS/2483



Printcode: 2014326

What's this?

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