

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

MIXED RETAIL/RESIDENTIAL INVESTMENT



109 & 109a Trench Road, Trench, Telford Shropshire, TF2 7DP

- Part ground floor restaurant with 2-bedroom, self-contained flat above
- Forming part of busy retail parade in high density residential area
- Longstanding tenant with successful business
- 15 year lease term with 13 years unexpired, 3 yearly upward only rent reviews

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109 Trench Road

Trench, Telford

LOCATION

Trench is a well established residential area in north Telford, approximately 3.6 miles north of Telford town centre via the A442 Queensway, and 5 miles southwest of Newport via the A518. The major housing areas of Donnington and Priorslee are within easy reach, and Hortonwood Industrial Estate and the BOD Donnington ordnance depot are also close by.

The subject property occupies a mid-terraced position in a parade of retail units that accommodates a variety of hot food outlets, a convenience store, and a hairdressing salon. There is an off-road customer car park to the front of the development immediately adjacent to Trench Road. Other nearby commercial users include an Aldi supermarket and TJ Vickers motorship dealership.

DESCRIPTION

The property forms part of a two-storey retail/residential development, which was constructed in the 1960's on a concrete frame beneath a flat felt roof. The elevations are of cavity brick with uPVC double glazed window units throughout. The frontage is fully glazed at ground floor level with a single pedestrian access. There is a second pedestrian access to the rear.

The ground floor retail unit has been combined with the adjoining unit by the current tenant to create an open plan Balti restaurant trading as 'Peppers', complete with take-away service and fully fitted commercial kitchen. The restaurant area benefits from an air conditioning system, gas central heating, spotlighting and wood effect flooring.

Above the restaurant is a two-bedroom flat with a separate access from the rear.

ACCOMMODATION

Ground Floor Restaurant:

Dining area	448 sq ft
Kitchen	318 sq ft
Gross Internal Area	766 sq ft

First Floor Flat:

Comprising living area, kitchen, bathroom, 2 bedrooms	Not measured
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PLANNING

We understand the property has planning permission for uses within Classes A3 and A5 of the Town & Country Planning Act 1987 (Use Class Order 2005).



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.



SERVICES (NOT CHECKED)

We understand all mains services, including gas, are available or connected to the ground floor of the property but there is no gas supply to the first floor flat.

TENURE & PRICE

Freehold: The property is being offered for sale as an investment with the benefit of the existing lease for offers in the region of £120,000. It is currently let on the following basis:

Tenant: Mr A Mothin

Term: 15 years

Expiry: 28 May 2016

Repair: Tenant's full repairing and insuring liability

Passing Rent: £9,000 per annum

Rent Review: Upward only on 28 May 2016 and 3 yearly thereafter

*It should be noted that the tenant owns the adjoining property and has combined the ground floor of both units to accommodate his restaurant business. The lease provides for the reinstatement of the property to its original self-contained condition at the end of the term if required.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

BUSINESS RATES/COUNCIL TAX

The rateable value of the combined ground floor areas of 109 Trench Road and the adjoining property in the 2010 rating list is £19,000. The first floor flat falls within Band A for Council Tax purposes.

ENERGY PERFORMANCE CERTIFICATE

To be advised - 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.

VIEWING

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

Contact: Andrew Dixon MRICS

Direct Line: 01952 521005 Mobile: 07957 828 565

Email: andrew@andrew-dixon.co.uk Ref: JAGD/1216



Printcode: 2015520

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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