

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET

RETAIL PREMISES



Premises at 19 Tan Bank, Wellington Telford, Shropshire, TF1 1HJ

- Ground floor self-contained retail/office unit with double fronted bay window
- Extending to approximately 474 sq ft (44 sq m)
- Accommodation includes rear office, kitchen and WC facilities
- Close to Wellington town centre and large public car park

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19 Tan Bank

Wellington, Telford

LOCATION

Wellington is a market town, now part of Telford New Town, having a vibrant commercial district centre providing both convenience and destination shopping, and good road links with the national motorway network and all parts of the West Midlands via the M54. Telford has a population of approximately 138,000 people and Wellington is the secondary centre after Telford Town Centre.

The property itself is located towards the centre of Tan Bank in Wellington town centre, within a few minutes walk of both central bus and railway stations and also the indoor market, which is the heart of the town.

DESCRIPTION

The property comprises a self-contained single storey retail/office premises forming the ground floor of a larger three-storey building. It benefits from an attractive double-bay window fronting onto Tan Bank.

Internally the property provides an open plan retail area to the front with carpeted floors and fluorescent strip lighting. There is a separate office to the rear, together with WC facilities and a fitted kitchen.

The accommodation benefits from gas central heating throughout and there is a fire exit to the rear.

Parking is available close by in a large public car park.

ACCOMMODATION

| | | |
|--------------------------------|------------------|----------------|
| Retail area | 345 sq ft | 32 sq m |
| Rear office | 87 sq ft | 8 sq m |
| Kitchen | 42 sq ft | 4 sq m |
| WC | | |
| Total Net Internal Area | 474 sq ft | 44 sq m |

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.



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PLANNING

The property is suitable for a variety of retail or office uses, subject to planning permission. Interested parties are advised to make their own enquiries with the Local Planning Authority.

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 £6,000 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 £5,900.

ENERGY PERFORMANCE CERTIFICATE

Currently being assessed - please contact the agent for details.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

The incoming tenant will be responsible for the landlord's reasonable legal costs in connection with the preparation of a new lease.

VIEWING

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

Contact: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk Ref: BNF/3184



Printcode: 20151015

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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