

ANDREW DIXON  
& COMPANY

Chartered Surveyors &  
Commercial Property Consultants

FOR SALE

MIXED RETAIL/RESIDENTIAL INVESTMENT



## Investment Opportunity

**39 New Street, Wellington, Telford, TF1 1LU**

- Two-storey, mixed retail/residential investment in town centre location
- Ground floor retail unit extending to 928 sq ft (86.27 sq m) NIA
- Long term lease on retail unit to quality corporate tenant
- Two self-contained apartments at first floor level, both let on AST's

Tel: 01952 521000  
[www.andrew-dixon.co.uk](http://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](mailto:enquiries@andrew-dixon.co.uk)



# 39 New Street

## Wellington, Telford

### LOCATION

Wellington is a market town in the northwest of Telford, approximately 2 miles west of Telford Town Centre. It has a vibrant commercial district centre providing both convenience and destination shopping, and enjoys good road links with the national motorway network and all parts of the West Midlands via the M54 (Junctions 6 and 7). Wellington has its own main line railway station and bus terminus and free car parking is available in and around the town.

The property itself is situated in New Street, the main retail thoroughfare in Wellington. New Street lies approximately 200 metres from the local railway station and adjoining retailers include an opticians, Card Stop, Clarks, Boots and a Wetherspoon's public house.

### DESCRIPTION

The property comprises a mid-terraced, two-storey commercial premises in the heart of Wellington, which provides a retail unit on the ground floor with two apartments on the first floor.

The ground floor retail unit, which is let to a corporate tenant on a long term lease, is accessed to the front via a recessed entrance. It benefits from an attractive glazed frontage onto New Street, which is secured with a roller shutter. The accommodation includes kitchen and WC facilities to the rear.

There are two self-contained apartments above the retail space, accessed via an external staircase to the rear of the building. The accommodation comprises a one-bedroom apartment and studio apartment, both of which are currently let on Assured Shorthold Tenancy Agreements.

### ACCOMMODATION

#### Ground Floor:

39 New Street (retail unit) 928 sq ft (86.27 sq m)

#### First Floor:

39A New Street One-bedroom apartment  
39B New Street Studio apartment

### SERVICES (NOT CHECKED OR TESTED)

We understand that mains water and electricity are connected to the property. Interested parties should make their own enquiries in this regard.



**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

Interested parties are advised to make their own enquiries with the Local Planning Authority.

### TENURE & PRICE

Freehold Investment: The property is offered for sale on a freehold basis subject to the existing tenancies, which are currently producing a rental income of circa £25,600 per annum.

Offers in the region of £300,000 are being sought for the freehold investment.

### 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 39 New Street (ground floor retail unit) in the 2017 rating list is £17,500.

### ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an Energy Rating of:

39 New Street - B(49)

39A New Street - D(60)

39B New Street - D(65)

### 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](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/2353



Printcode: 201754

### 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](http://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](mailto:enquiries@andrew-dixon.co.uk)



TENANCY SCHEDULE

Demise	Tenant	Tenancy	Rent		Break/Review
			per month	per annum	
39 New Street (Ground floor retail unit)	Ladbrokes Betting & Gaming Ltd	15 year lease from 25/05/12 Expiring 24/05/27	£1,333.33	£16,000	Break 24/05/22 Rent review 5 yearly Rent reduction to £15,000 from 25/05/18 to 24/05/22
39A New Street (One-bed apartment)	Private tenant	6 month AST from 04/03/17 Expiring 03/09/17	£425.00	£5,100	Deposit of £425 held
39B New Street (Studio apartment)	Private tenant	6 month AST from 04/02/17 Expiring 03/08/17	£375.00	£4,500	Deposit of £325 held
		Rental Income	£2,133.33	£25,600	



ANDREW DIXON  
& COMPANY

[www.andrew-dixon.co.uk](http://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](mailto:enquiries@andrew-dixon.co.uk)