

ANDREW DIXON  
& COMPANY

FOR SALE

Chartered Surveyors &  
Commercial Property Consultants

DEVELOPMENT/INVESTMENT OPPORTUNITY



## 10 Oxford Street, Oakengates, Telford Shropshire, TF2 6A

- Redevelopment opportunity - three storey, mixed used Victorian building
- Commercial space of 9,518 sq ft (884.3 sq m) plus five self-contained flats
- Currently part income producing (ground floor retail unit occupied)
- Town centre location in established commercial area

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# 10 Oxford Street Oakengates, Telford

## LOCATION

Oakengates is one of the local centres within the new town of Telford. It is located approximately 1.5 miles north of Telford town centre and benefits from good access to the West Midlands conurbation via Junctions 5 and 6 of the M54.

The property itself is situated in an established commercial area on Oxford Street, one of the main thoroughfares to Oakengates. Other commercial users nearby include Barclays Bank and Betfred.

## DESCRIPTION

10 Oxford Street is a substantial mixed-use investment property, which is currently part let. It comprises a Victorian building incorporating a number of self-contained retail, office and residential units arranged over three stories.

Internally, there are five separate retail units on the ground floor, which are accessed directly off Oxford Street. On the first floor there are a number of office suites and three residential flats, and at second floor level there are two further flats. Each flat provides basic accommodation of: living room/dining room, one bedroom, kitchen and bathroom with WC. The upper floors of the building are accessed via a share central lobby on the ground floor. \*The demise of Unit 2 incorporates both ground and first floor space.

## ACCOMMODATION

| Demise                 | Size         | Business Rates 2017/18 |
|------------------------|--------------|------------------------|
| <b>Ground Floor:</b>   |              |                        |
| Unit 1 (retail)        | 1,540 sq ft  | £8,300                 |
| Unit 2 (retail)        | 527 sq ft    | *£8,800                |
| Unit 3 (retail)        | 1,427 sq ft  | £17,750                |
| Unit 4 (retail/office) | 1,083 sq ft  | £9,100                 |
| Unit 10 (retail)       | 2,062 sq ft  | £22,250                |
| <b>First Floor:</b>    |              |                        |
| Unit 2 (office)        | 1,590 sq ft  | *combined with GF      |
| Suites 1-5 (office)    | 914 sq ft    | £5,500                 |
| Suite 11 (office)      | 375 sq ft    | £1,950                 |
| Flats 1, 2 and 5       | Not measured | N/A                    |
| <b>Second Floor:</b>   |              |                        |
| Flats 3 and 4          | Not measured | N/A                    |



**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

We understand the property has planning permission for uses within Class B1, B2 and C3 of the Town & Country Planning Act 1987 (Use Class Order 2005). There is potential for redevelopment subject to planning permission.

## TENURE & PRICE

Freehold Investment: The freehold interest is available to purchase for the sum of £550,000, subject to the existing tenancy. Vacant possession will be given on the remaining areas.

## TENANCY

Unit 2 is currently let to Telford Academy Limited at a passing rent of £13,500 per annum. The lease expired in October 2016 and the tenant is currently holding over. The rest of the building is vacant.

## SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property.

## LOCAL AUTHORITY

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

## BUSINESS RATES & COUNCIL TAX

See the Accommodation Schedule overleaf for individual rateable values. All flats fall within Band A for Council Tax purposes.

## ENERGY PERFORMANCE CERTIFICATE

Full details upon request from the agent.

## 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: 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/2333



Printcode: 2017718

## 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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