



## Unit 3, 10 Oxford Street, Oakengates, Telford, Shropshire, TF2 6AA

- Ground floor retail unit extending to 1,194 sq ft (110.92 sq m)
- Incorporating small partitioned office and WC facility
- Prominent town centre location with frontage onto Oxford Street
- Flexible lease terms available



# Unit 3

## 10 Oxford Street

### 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 motorway.

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 three-storey Victorian building, which dates from the 19th century and provides a number of ground floor retail units, with offices and residential accommodation on the upper floors.

The property itself comprises a self-contained, single storey retail unit with a glazed shop frontage. The unit occupies a mid-terraced position and is accessed directly off Oxford Street.

The property was most recently occupied by Catalog Surplus Centre, but is suitable for any general retail use.

Internally the unit provides an open plan retail area with partitioned office and WC facilities. It benefits from a suspended ceiling, carpeted floors, fluorescent strip lighting throughout, and a gas fired blower heater.

### ACCOMMODATION

Retail area	1,103 sq ft	102.47 sq m
Office	91 sq ft	8.45 sq m
WC		
<b>Total Net Internal Area</b>	<b>1,194 sq ft</b>	<b>110.92 sq m</b>

### SERVICES (NOT CHECKED)

We understand that all mains services are available or connected to the property. Interested parties should make their own enquiries in this regard.

### PLANNING

We understand that the property has planning permission for uses within Class A1 of the Town & Country Planning Act 1987 (Use Class Order 2005).



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### TENURE

Leasehold: The property is available to let on a new effective FRI lease on terms to be agreed. Please contact the letting agent for further details.

### RENT

Rent upon application.

### SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of the common areas of 10 Oxford Street. Further details available upon request from the letting agent.

### LOCAL AUTHORITY

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

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £17,750.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(65).

### VAT

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

### LEGAL COSTS

The in-going tenant to be responsible for the landlord's reasonable legal costs associated with the preparation of the lease.

### 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/3395



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[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)