



Retail Premises at 60A New Street, Wellington Telford, Shropshire, TF1 1NE

- Prime ground floor retail unit extending to 997 sq ft (93 sq m) with good frontage onto New Street
- Plus first floor store/ancillary space of 372 sq ft (35 sq m) including WC facilities
- Prominent town centre location with free public car parking close by
- Nearby occupiers include B&M Bargains, JD Wetherspoons and Boots

60A New Street Wellington, Telford

LOCATION

The property occupies a prime retail position in New Street, immediately adjacent to B&M Bargains and Savers respectively. New Street is one of the main retailing locations in Wellington and other nearby occupiers include Greggs Bakery, JD Wetherspoons, Iceland and Boots.

There are free public car parks within easy walking distance of the subject property, together with local bus and railway stations.

Wellington is a popular market town, which has recently benefitted from a variety of regeneration works including extensive re-paving and landscaping, the relocation of the central bus station and the development of a new £8.5M Civic Centre and offices in the town, where a large number of Council employees have now been relocated.

Wellington is located approximately 5 miles west of central Telford and 2 miles from Junction 6 of the M54 motorway, which gives access to Wolverhampton and Birmingham via the M6. The county town of Shrewsbury lies approximately 13 miles to the west.

DESCRIPTION

The property comprises a mid-terraced, two-storey retail premises with a glazed shop frontage onto New Street and a pedestrian entrance to the front/side.

Internally, the building provides an open plan retail unit on the ground floor, which is currently fully fitted out as a grocery store. The existing fixtures and fittings (ie shelving and serving/display counters) are available by separate negotiation, or will be removed.

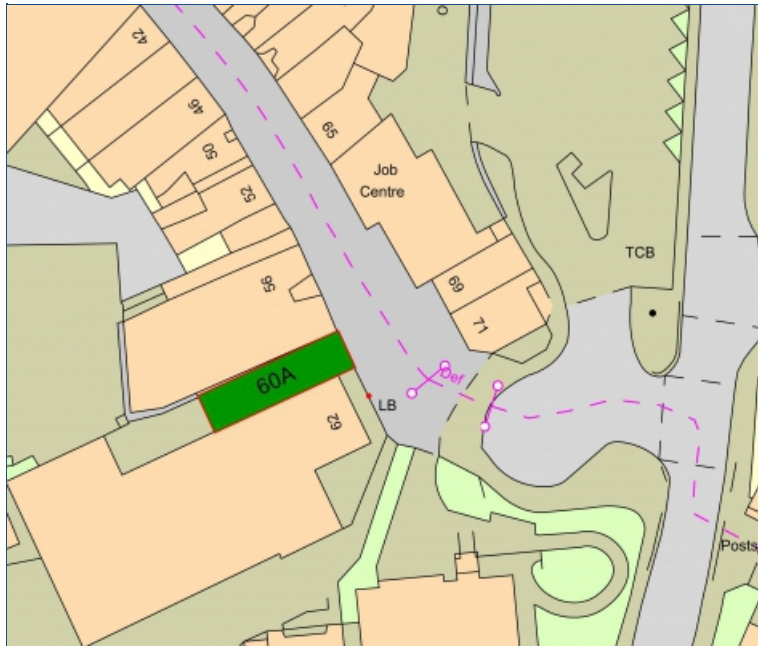
The first floor is accessed via an internal staircase and provides an ancillary storage area and staff WC facilities.

ACCOMMODATION

Ground floor retail area	997 sq ft	92.62 sq m
First floor store/ancillary	372 sq ft	34.56 sq m
Net Internal Area	1,369 sq ft	127.18 sq m

SERVICES

We understand that all mains services are available or connected to the property. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



Consumer Protection From Unfair Trading Regulations 2008: 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 Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

TENURE

Leasehold: The property is available on a sublease for the remainder of the term of the head lease, which expires in 2031. Alternatively, an assignment of the existing lease can be offered.

RENT

The current passing rent is £12,000 per annum exclusive.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2023 rating list is £13,750.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C69.

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

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Ref: AGS/4002



Printcode: 2024312

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