



Unit 3, Rampart Court Retail Park

Rampart Way, Telford, Shropshire, TF3 4AS

- Self-contained, ground floor retail premises with prominent frontage located close to Telford Shopping Centre
- Open plan accommodation from 3,756 to 8,355 sq ft plus mezzanine level
- Forming part of a modern redevelopment with large dedicated car park
- Suitable for a variety of commercial uses subject to planning consent (there is a restriction on food use)

Unit 3, Rampart Way

Telford Town Centre

LOCATION

Telford is a modern growing town with excellent communication links and a thriving business community, having an attractive working and living environment. It lies approximately 35 miles northwest of Birmingham, 15 miles east of Shrewsbury and 17 miles northwest of Wolverhampton.

The property forms part of a modern redevelopment at Rampart Court Retail Park, which lies just off the Hollinswood Interchange and benefits from a dedicated car park on site. Adjacent users include The Gym.

It is conveniently located close to all public amenities at Telford Shopping Centre and seconds away from Junction 5 of the M54 motorway, leading to the A5 west and M6 east. It is also a short walking distance from Telford Central railway station via a pedestrian link.

DESCRIPTION

The property comprises a ground floor retail unit currently providing open plan space with rear store, kitchen and WC facilities. It is accessed via electric entrance doors to the front elevation.

The accommodation could easily be sub-divided to provide two self-contained units. It currently includes a mezzanine level, although this may well be removed by the landlord prior to occupation dependent on tenant requirements.

There is also a possibility the landlord may install a first floor to provide a further self-contained demise with an independent access, which will be let out separately. Again, this is dependent on requirements.

Externally, there is a generous car parking allocation directly to the front of the unit.

ACCOMMODATION

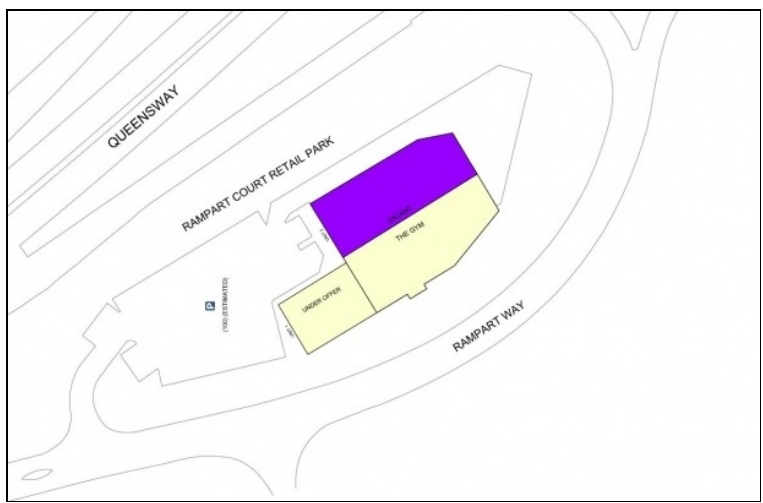
Area 1	3,756 sq ft	349 sq m
Area 2	4,599 sq ft	427 sq m
Total	8,355 sq ft	776 sq m

SERVICES

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



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

The property is suitable for a range of commercial uses within Classes A1, A2, A3, A5, B1, D1 and D2 of the Town & Country Planning Act 1987 (Use Class Order 2005), subject to the necessary planning consent. It should be noted that there is a restriction on food use, which is imposed by the landlord.

TENURE

Leasehold: The property is available to let based on a new tenant's full repairing and insuring lease on terms to be agreed.

RENT

Rent upon application.

SERVICE CHARGE & INSURANCE

The unit participates in a service charge scheme. Further details upon request from the agent.

The landlord will insure the premises and recharge the premium to the tenant.

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 entire property in the 2017 rating list is £136,000.

ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an Energy Rating of B(50).

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 Ref: AGS/3524



Printcode: 2019612

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

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW

Telephone : 01952 521000

Fax : 01952 521014

Email: enquiries@andrew-dixon.co.uk