



Business Units at Former Townhouse

The Parade, Wellington, Telford, Shropshire, TF1 1PY

- Former nightclub premises close to Wellington town centre
- Now offering flexible business space from 645 sq ft to 3,610 sq ft
- Suitable for a variety of uses subject to the necessary planning permission
- Flexible lease agreements available with incentives

Former Townhouse

The Parade, Telford

LOCATION

The property is situated on the edge of Wellington town centre fronting onto The Parade. The latter is a former car park, which has been redeveloped as the local bus station.

The property itself is conveniently located within a couple of minute's walking distance from both Wellington railway station and the bus station, as well as being close to the public car parks.

Wellington is a popular market town and one of the principal districts of Telford New Town. It lies approximately 4 miles from the commercial centre of Telford and enjoys good road links to the national motorway network via Junctions 6 and 7 of the M54.

DESCRIPTION

The property comprises a two-storey commercial building, which was most recently utilised as a nightclub and bar.

It is intended to sub-divide the accommodation to provide a number of smaller, self-contained business units arranged over both floors. The units are available for a variety of commercial uses on flexible lease agreements.

Interested parties are advised to make enquiries with the letting agent as to intended uses and available space.

ACCOMMODATION AND RENT

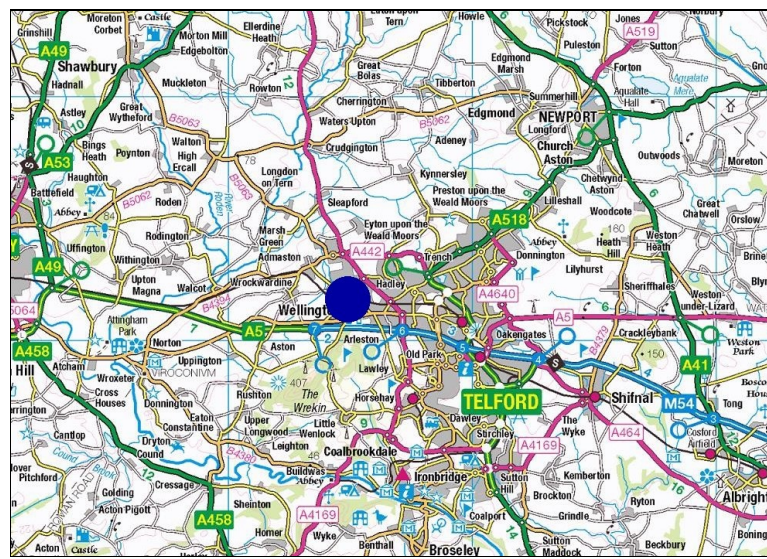
Demise	Size Sq Ft	Size Sq M	Rent Per annum
Unit 1	1,291	120	£7,000
Unit 2	2,755	256	£15,000
Unit 3	645	60	£5,000
Unit 4	1,399	130	£8,000
Unit 5	2,325	216	Under Offer

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.



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PLANNING

The property was most recently utilised as a nightclub and currently has planning permission for such use. However, the sub-divided accommodation does lend itself towards a variety of alternative uses subject to planning permission. Prospective tenants are advised to make their own enquiries with the Local Planning Authority as to a potential change of use.

TENURE

Leasehold: Units are available to lease on flexible agreements - terms to be agreed.

SERVICE CHARGE

There will be a service charge levied by the landlord for the upkeep of the communal areas of the building. Further details upon request from the letting agent.

LOCAL AUTHORITY

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

BUSINESS RATES

The property will need to be re-assessed in due course to reflect the sub-divided accommodation.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(73).

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/3672



Printcode: 2021216

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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