



***NB: CGI image of frontage for illustrative purposes only**

Ground Floor Retail Premises, 1 Walker Street Wellington, Telford, Shropshire, TF1 1BD

- Self-contained retail unit extending to approximately 1,851 sq ft (172 sq m)
- Fully refurbished as part of a larger redevelopment in the town centre
- Close to main retail pitch in popular Wellington district centre
- Public car parking available within easy walking distance
- AVAILABLE SUMMER 2025

1 Walker Street

Wellington, Telford

LOCATION

The property is located in the popular market town of Wellington in the borough of Telford and Wrekin. Wellington offers both convenience and destination shopping, complemented by a thriving indoor market. There is a pedestrianised retail core, which is home to a variety of retail users arranged around the Market Square area.

The property itself enjoys a prominent corner position at the bottom end of Tan Bank and Walker Street, on the edge of the pedestrianised area of the town and in close proximity to the business district in the town centre. Nearby occupiers include Wellington Civic and Leisure Centre, TSB bank and Age UK.

Significant regeneration has taken place in the immediate vicinity in recent years, as part of the Local Authority initiative and Wellington Town Council's administrative headquarters are based in Tan Bank.

DESCRIPTION

The property forms part of a new mixed use redevelopment within an imposing three-storey commercial building occupying a mid terrace position. The available space is located on the ground floor and will be ready for occupation in Summer 2025. It offers an opportunity to acquire a prominent, self-contained retail premises in close proximity to the town's main retail pitch.

The property benefits from a glazed frontage onto Tan Bank and a reverse frontage onto Walker Street.

The accommodation is being refurbished to provide a large retail area to the front, together with rear lobby, kitchen, WC facilities and stores. There is also a handy basement store.

The property lends itself towards a variety of retail uses and is particularly suited to a cafe/restaurant use, subject to planning permission.

Car parking is available nearby in the public car parks along Tan Bank and Walker Street, as well as elsewhere in the town.

ACCOMMODATION

Ground floor retail space (to incl. kitchen, store and WC)	1,374 sq ft	127.7 sq m
Basement store	477 sq ft	44.3 sq m
Total Net Internal Area	1,851 sq ft	172.0 sq m



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*CGI image of internal layout above (for illustrative purposes only).

SERVICES

We understand that mains electricity and water 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.

PLANNING

The property currently has planning permission for uses within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

TENURE

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

RENT

Rent upon application.

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000.

BUSINESS RATES

The property will be assessed for business rates upon completion of the works.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be commissioned and made available upon completion of the works.

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: Simon Beedles FRICS
Direct Line: 01952 521008 Mobile: 07375 101371
Email: simon@andrew-dixon.co.uk
Ref: SB/4078



Printcode: 202526

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