



Retail Premises at 1-3 King Street, Wellington Telford, Shropshire, TF1 3AJ

- Attractive single storey retail unit extending to 2,852 sq ft (265 sq m)
- Accommodation includes stores, office, kitchen and WC facilities
- Site area of 0.16 ac including private customer car park to the front
- Prominent location close to Wellington town centre

1-3 King Street, Wellington, Telford

LOCATION

Wellington is an established market town in the Borough of Telford & Wrekin and forms part of Telford New Town. It lies some three miles northwest of Telford Town Centre and a short distance from Junctions 6 and 7 of the M54 motorway. The district centre accommodates a wide variety of retail uses and shopping in the area is anchored by a large Morrison's supermarket.

The subject property is situated in a mixed retail and residential area enjoying a prominent roadside position on King Street. It immediately adjoins Purity Gym and is in close proximity to Headmasters hairdressing salon.

DESCRIPTION

The property comprises a modern single storey retail premises on a site area of approximately 0.16 acres, including on-site car parking to the front.

The building is of brick construction beneath an insulated flat felt roof with an attractive glazed frontage onto King Street, albeit slightly set back from the road.

The property has a stepped and ramped access to an automatic sliding door on the front elevation and a fire exit door to the rear. There is an electric security shutter to the glazed frontage.

Internally the accommodation is arranged to provide a generous retail area to the front, with stores and office beyond, together with staff kitchen and ladies and gent's WC facilities. The accommodation benefits from suspended ceilings incorporating lighting, and air conditioning units.

Outside, the property has a tarmacadam customer car park to the front and direct access onto King Street.

ACCOMMODATION

Shop floor	2,018 sq ft	187 sq m
Stores, office, kitchen and WC's	834 sq ft	78 sq m
Gross Internal Area	2,852 sq ft	265 sq m

SERVICES

We understand that all mains services are available or connected to the property. It should be noted, however, that we have not 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

Interested parties are advised to make their own enquiries with the Local Planning Authority.

TENURE

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

RENT

The asking rent is £27,500 per annum exclusive.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2023 rating list is £26,250.

ENERGY PERFORMANCE CERTIFICATE

The property is currently being reassessed for an EPC.

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

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/3051



Printcode: 202592

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