



Mixed Retail/Office Premises

12 High Street, Newport, Shropshire, TF10 7AN

- Three storey mixed retail/office premises extending to 981 sq ft (91.1 sq m)
- Ground floor shop with display windows and offices/storage on upper floors
- Attractive Grade II listed building
- Prominent High Street location within popular market town of Newport
- Available for lease, but may sell freehold with vacant possession

12 High Street Newport, Shropshire

LOCATION

Newport is a popular market town in the borough of Telford & Wrekin, located on the Shropshire/Staffordshire border approximately 6 miles north of Telford and 12 miles west of Stafford. The town enjoys excellent road links, with Junction 3 of the M54 motorway approximately 9 miles distant via the A529 or A41.

Newport offers a range of local and national amenities and services, with High Street retailers including Costa Coffee, Subway, Greggs and Coral. Food retailers in the town include Waitrose, Aldi and Lidl.

The property itself is situated on the High Street and enjoys a prominent position within the town centre, having public car parking facilities adjacent.

DESCRIPTION

The property comprises an attractive three-storey, Grade II listed building of traditional brickwork construction beneath a pitched tiled roof, having a mid-terrace position within a row of similar commercial buildings. It provides retail space at ground floor level, currently utilised as a womens lingerie shop, with office and storage accommodation on the upper floors.

The ground floor shop is accessed from the front of the building, leading to an open plan sales/retail area and featuring two bay display windows fronting the High Street. There is a corridor and staircase to the rear, together with ladies and gent's WC facilities, kitchen and a small office/store.

The upper floors are accessed from the rear staircase. There are two offices on the first floor and a boardroom and storage facilities on the second floor.

Outside there is no demised car parking, but on-street car parking is available to the front along the High Street and in the adjacent public car park.

ACCOMMODATION

Ground floor shop	262 sq ft	24.3 sq m
Ground floor office/store	145 sq ft	13.5 sq m
First floor offices	305 sq ft	28.3 sq m
Second floor boardroom & stores	269 sq ft	25.0 sq m
Gross Internal Area	981 sq ft	91.1 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.



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PLANNING

The property currently has planning permission for uses within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended). The building is Grade II listed and is situated in Newport Conservation Area. Interested parties should rely on their own enquiries with the Local Planning Authority.

TENURE

The property is available to let as a whole on a new FRI lease for a minimum term of 3 years.

Alternatively the landlord may consider a freehold sale with vacant possession.

RENT (PRICE)

The quoting rent is £15,000 per annum exclusive (freehold price upon application).

LOCAL AUTHORITY

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

BUSINESS RATES

The ground floor shop has a rateable value of £10,250 in the 2023 Rating List. The first and second floor offices currently form part of a larger assessment and will need to be re-assessed for business rates.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of E103.

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: Nathan Fern

Direct Line: 01952 521004 Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/4143



Printcode: 202593

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