# ANDREW DIXON & COMPANY

## TO LET (MAY SELL)

Chartered Surveyors & Commercial Property Consultants

### **RETAIL/OFFICE PREMISES**



## **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

Tel: 01952 521000 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

# 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 midterrace 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.

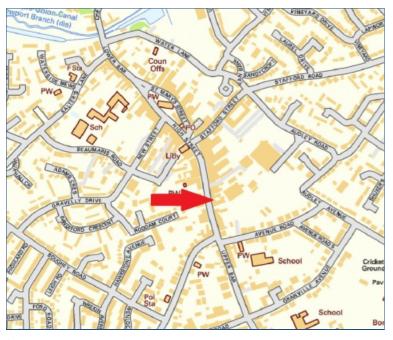
Outside there is no demised car parking, but on-street car parking is available to the front along the High Street and in the adjacent public car park.

#### **ACCOMMODATION**

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





#### PL ANNING

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



#### 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.

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.

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