



Prime town centre retail premises

52 New Street, Wellington, Telford, TF1 1NE

- Two-storey retail premises extending to 1,489 sq ft (138.32 sq m)
- Offering well presented shop and showroom accommodation
- Prominent high street location near Iceland, Nationwide and Savers
- Rear vehicular delivery access off Espley Close

52 New Street Wellington, Telford

LOCATION

The property enjoys a prominent high street location in the popular market town of Wellington. Wellington is conveniently situated approximately 5 miles west of central Telford and 2 miles from junction 6 of the M54 motorway, which gives easy access to Wolverhampton and Birmingham via the M6.

Wellington district centre has seen much regeneration in recent years, including extensive re-paving and landscaping works, the relocation of the central bus station, and the development of a new £8.5 million Civic Centre and offices.

Wellington's core retail area incorporates New Street, Market Square and Market Street. The property itself is well located at the top of New Street in close proximity to Iceland. There are several other national traders nearby including Savers, Specsavers and the Nationwide Building Society.

DESCRIPTION

52 New Street is a two-storey retail premises probably dating from the late 19th/early 20th century, being of brick construction with a glazed shop frontage at ground floor level. It forms part of an established row of shops along New Street.

The building has been extensively refurbished latterly to a good standard, both internally and externally, and offers well presented retail and showroom accommodation arranged over two floors. The internal fit out is high-end with the ground floor largely adapted for general retailing, and a small store and toilet to the rear. The first floor provides a showroom area with kitchen, toilet and stores off.

The accommodation benefits from gas central heating throughout with wall mounted radiators, served by a modern boiler and a mixture of LED and fluorescent lighting. The main retail areas benefit from oak flooring and display units and the shop frontage has a security shutter.

There is no demised car parking or outside space, but parking is available nearby in the various public car parks throughout the town centre. The property also benefits from a vehicular delivery access to the rear just off Espley Close.

ACCOMMODATION

Ground floor retail area	803 sq ft	74.61 sq m
Ground floor store and WC	72 sq ft	6.66 sq m
First floor showroom	469 sq ft	43.59 sq m
First floor store, kitchen and WC	145 sq ft	13.46 sq m
Net Internal Area	1,489 sq ft	138.32 sq m



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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.

PLANNING

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

TENURE

Freehold: The property is available to purchase freehold with vacant possession.

PRICE

The asking price is £240,000 for the freehold interest.

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 2026 Rating List is £12,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(55) .

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.

ANTI MONEY LAUNDERING

A successful purchaser will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004

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Ref: BNF/4142



Printcode: 202598

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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