



20-22 Market Street, Oakengates Telford, Shropshire, TF2 6ED

- Two-storey retail/showroom premises extending to 5,049 sq ft (469.10 sq m)
- Substantial ground floor retail/showroom space and first floor storage
- Prominent high street location opposite Oakengates Theatre Quarter
- Rear delivery access and secure service yard
- Redevelopment potential subject to planning permission

20-22 Market Street Oakengates, Telford

LOCATION

The property is situated in a prominent position at the lower end of Market Street in Oakengates and forms part of a parade of local shops. Market Street is the main retail thoroughfare and intersects with Oxford Street in the town centre.

The property itself adjoins Chapel Street, a pedestrianised area providing rear access through to Lion Street. It is directly opposite Limes Walk and the newly developed Oakengates Theatre Quarter, which it is envisaged will regenerate the town centre, boosting footfall into Oakengates and transforming the 1960's shopping precinct into a modern shopping experience for residents and visitors alike.

Oakengates is one of the local centres within Telford and is located approximately 1.5 miles north of Telford town centre with good access to the West Midlands conurbation via junctions 5 and 6 of the M54 motorway.

DESCRIPTION

The property comprises a two-storey retail/showroom premises situated at the junction of Chapel Street, and there is a vehicular access off Lion Street leading to an enclosed rear service/delivery yard.

The building probably dates from the early part of the 20th century, being of part rendered traditional cavity brickwork construction. Beneath a split level roof. It benefits from a fully glazed shop frontage onto Market Street at ground floor level with a recessed access door, and a mixture of uPVC framed, double glazed windows and the original timber and metal framed units on the first floor.

Internally, the majority of the ground floor accommodation is laid over to general retailing, complete with sales counter and office. There is a corridor to the rear with stairs to the first floor as well as an enclosed store, which in turn accesses the rear service yard. There is also a goods lift to the first floor with toilets, staffroom and kitchenette off.

The first floor currently provides a series of storerooms and a rear workshop.

TENURE

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

PRICE

Asking price £325,000



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ACCOMMODATION

Ground floor retail area	2,045 sq ft	189,91 sq m
Ancillary space	966 sq ft	89.84 sq m
First floor stores and workshop	2,038 sq ft	469.10 sq m
Gross Internal Area	5,049 sq ft	469.10 sq m

PLANNING

The property currently has planning permission for uses falling under Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended). It does lend itself to potential residential conversion, subject to planning permission. Interested parties should make their own enquiries with the Local Planning Authority.

SERVICES

We understand that all mains services with the exception of gas are 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.

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 £27,250.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(69)

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 in connection with this matter.

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

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