



Single Storey Commercial Premises

1C Gatcombe Way, Priorslee, Telford, TF2 9GZ

- Attractive ground floor retail unit extending to approximately 780 sq ft (72.47 sq m)
- Accommodation includes partitioned offices/ancillary space, kitchen and WC
- Forming part of a popular local retail development in Priorslee
- Free car parking available to the front of the parade of shops

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

1C Gatcombe Way

Priorslee, Telford

LOCATION

The property is located in the established and sought after residential area of Priorslee, which is a suburb of Telford New Town and forms part of the St George's and Priorslee civil parish.

Priorslee village lies on the eastern fringe of Telford New Town, approximately 1.5 miles northeast of Telford Town Centre and 1 mile from junction 4 of the M54 motorway to the south, which provides access to the West Midlands conurbation. The area provides some of the more high-end housing developments within the new town and is also home to the Telford campus of the University of Wolverhampton, which includes the e-Innovation Centre.

The property itself lies in a mixed residential/commercial area forming part of a parade of shops on Gatcombe Way and adjoining the Redhill Primary Academy and Nursery site to the west. Other nearby users include a local convenience store, hairdressing and beauty salon and Priorslee Medical Practice.

DESCRIPTION

The property comprises a single storey commercial/retail unit, which forms part of a small retail development at Gatcombe Way providing local shopping amenities to Priorslee Village. Unit 1C enjoys a central position within a parade of brick built shops, which benefit from free customer car parking the front with a small shared service area to the rear.

The unit has a part glazed frontage with front and rear entrance doors. The accommodation is arranged to provide the main retail area to the front with two partitioned offices/consultation rooms, complete with a small fitted kitchen and WC to the rear.

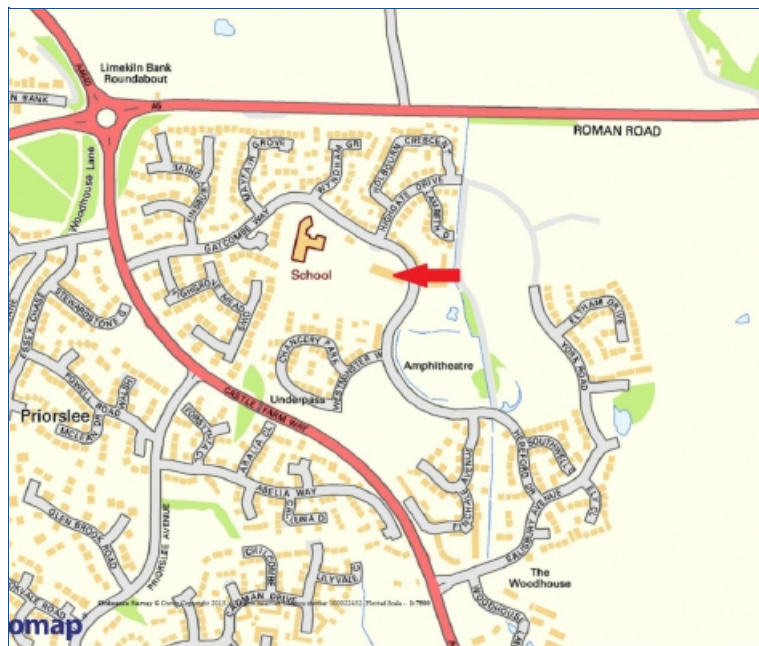
The accommodation benefits from suspended ceilings with a mixture of fluorescent and LED lighting units, painted walls, wood-effect flooring, and is heated by electric panel heaters throughout.

ACCOMMODATION

Retail Area plus offices/ancillary space	720 sq ft	66.90 sq m
Kitchen	60 sq ft	5.57 sq m
WC		
Gross Internal Area	780 sq ft	72.47 sq m

PLANNING

The property currently has planning permission for Class E use of the Town and Country Planning (Use Classes) Order 1987 (as amended).



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.



SERVICES

We understand that mains water, electricity and drainage 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.

TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed.

RENT

The quoting rent is £9,500 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 £7,800.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of B-41.

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 tenant 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 Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/4163



Printcode: 20251118

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