



## Premises at 2 The Garage, Coalmoor Road Little Wenlock, Telford, Shropshire, TF6 5AS

- Semi-detached workshop premises extending to 2,389 sq ft (222 sq m)
- Plus adjoining lean-to store of 688 sq ft (64 sq m)
- Self-contained site including secure yard of approximately 0.2 ac
- Adjacent to other commercial users



# 2 The Garage

## Coalmoor Road, Telford

### LOCATION

The property is situated in the picturesque village of Little Wenlock, which lies in the heart of Shropshire between Telford and Shrewsbury and adjacent to The Wrekin hill. The village boasts a modern village hall, playing fields, church and popular pub/restaurant - The Huntsman.

Whilst Little Wenlock is essentially a rural area, it is located in close proximity to junction 7 of the M54 motorway and also the A442, providing excellent road links to Telford town centre (4 miles away) and all parts of the West Midlands conurbation and the national motorway network.

The property itself is situated on Coalmoor Road, adjacent other commercial users including CTR Commercials and a dog grooming salon.

### DESCRIPTION

The property comprises a semi-detached workshop unit providing ground floor workshop space incorporating a small two-storey office block and WC facilities.

The workshop benefits from a concrete floor, LED lighting throughout and roller shutter access to the front elevation.

Adjoining the workshop to the rear is steel framed, lean-to structure providing useful storage space.

The property is completed with a substantial concrete yard of approximately 0.2 acres to the front and side of the unit, which is secured by palisade fencing with a gated access. It provides on-site car parking as well as a service yard for loading/unloading.

### ACCOMMODATION

Workshop and office	2,389 sq ft	222 sq m
Lean-to store	688 sq ft	64 sq m
<b>Total Gross Internal Area</b>	<b>3,077 sq ft</b>	<b>286 sq m</b>
Yard Area		0.2 acres

### SERVICES

We understand that all mains services are available or connected to the property. It should be noted, however, that we have not checked or tested these services and interested parties should make their own enquiries.



**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.



### PLANNING

The property currently has planning permission for uses within Class E\*(g), B2 and B8 use of the Town and Country Planning (Use Classes) Order 1987 (as amended).

### TENURE

Leasehold: The property is available to let on terms to be agreed.

### RENT

The asking rent is £24,000 per annum exclusive.

### LOCAL AUTHORITY

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

### BUSINESS RATES

Interested parties should make their own enquiries with the Local Rating Authority in this regard.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C-74.

### 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: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/4165



Printcode: 20251128

### 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](http://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](mailto:enquiries@andrew-dixon.co.uk)