



## The Stables, Church Street Wellington, TF1 1DG

- Self-contained offices over two floors extending in total to approximately 1,125 sq ft (104.5 sq m)
- Close to the centre of Wellington
- Complete with kitchen and toilet facilities
- Car parking for approximately 4+ vehicles

# The Stables

## Church Street, Wellington

### LOCATION

The property is located in the popular market town of Wellington in the borough of Telford and Wrekin. Wellington offers both convenience and destination shopping, complemented by a thriving indoor market. There is a pedestrianised retail core, which is home to a variety of retail users arranged around the Market Square area a short distance from the property.

The property itself enjoys a quiet position just off Church Street, close to its junction with Queen Street, at the northern edge of the town and in close proximity to the business district in the town centre. Nearby occupiers include Kwik Fit, Newton Fallowell, Coleman Estates and Landau Training and Enterprise Centre.

### DESCRIPTION

The property comprises a self-contained office building of rendered brick construction beneath a pitched roof and is arranged over two floors together with generous fitted kitchen and toilet facilities.

The Stables is a period building which has been converted to provide modern offices perfect for continued office use, destination retail, studio or showroom use. The property is accessed off Church Street via a tarmacadam private access road to a private car parking area providing approximately 4+ spaces.

### ACCOMMODATION

Area Description	Sq Ft	Sq M
<b>Ground floor</b>		
Reception/office	145	13.49
Office 1	269	24.98
Office 2	189	17.58
Hallway	39	3.60
Kitchen	93	8.61
WC		
<b>First floor</b>	390	36.24
<b>Total NIA</b>	<b>1125</b>	<b>104.50</b>

### PLANNING

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



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### TENURE

Leasehold: The property is available to let on a new lease on terms to be agreed. Please contact the agent for further details

### PRICE / RENT

Quoting rent £9,500 pax

### 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.

### 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 upcoming 2026 Rating List is £10,250.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C 60.

### 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/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: Nathan Fern  
 Contact: Nathan Fern  
 Direct Line: 01952 521004  
 Mobile: 07957 828569  
 Email: nathan@andrew-dixon.co.uk  
 Ref: BNF/4190



Printcode: 2026323

### 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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