ANDREW DIXON & COMPANY

TO LET

Chartered Surveyors & Commercial Property Consultants



Ground Floor, 14 Copper Beech Road

Ketley, Telford, Shropshire, TF1 5BQ

- Single storey retail unit with a net internal area of 583 sq ft (54.2 sq m)
- Accommodation includes rear store, staff kitchen and WC facilities
- Double shop frontage onto Copper Beech Road
- Suitable for Class A1 retail use

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

14 Copper Beech Rd Ketley, Telford

LOCATION

Ketley is a busy suburb of Telford, located just off the former A5 between the towns of Wellington and Oakengates. It enjoys excellent road links to Telford town centre and all parts of the West Midlands via Junction 6 of the M54 motorway close by.

The property itself is situated in a predominantly residential area immediately adjoining a local convenience store. There are some other commercial offerings in the vicinity.

DESCRIPTION

The property comprises a self-contained, single storey retail unit forming the ground floor of a larger semi-detached premises with living accommodation above (NB the first floor is not part of the demise). The retail unit benefits from a double shop frontage onto Copper Beech Road and a pedestrian access door.

The property was most recently utilised as a hairdressing salon and is currently arranged to provide an open plan retail area to the front with a tiled floor, together with storage room and former hair washing area to the rear and staff WC and kitchen facilities beyond. The rear areas have laminate flooring throughout.

Public car parking is available immediately to the front of the building, shared with the adjoining property, as well as on-road car parking.

ACCOMMODATION

Ground floor retail unit NIA 583 sq ft 54.2 sq m
Detached store 318 sq ft 29.6 sq m

SERVICES

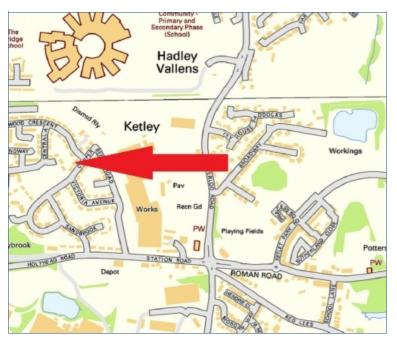
We understand that mains electricy and water are connected to the property. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

We understand the property has planning permission for uses within Class A1 of the Town & Country Planning Act 1987 (Use Class Order 2005).

TENURE

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





RENT

The quoting rent is £6,500 per annum exclusive.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £6,600.

ENERGY PERFORMANCE CERTIFICATE

To be assessed.

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.

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

Ref: AGS/3344



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.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1994ndrew 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.

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