



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

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 electricity 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



Printcode: 201759

What's this?

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