



## Retail Premises, Bridge Road, Wellington Telford, Shropshire, TF1 1RY

- Prominent ground floor retail premises on the edge of Wellington town centre
- Self-contained area known as Shop 2 (1,529 sq ft) available
- Suitable for a variety of retail uses or showroom use
- 4 allocated car parking spaces within newly resurfaced car park

# Retail Premises

## Bridge Road, Telford

### LOCATION

Wellington is a popular market town in the Borough of Telford & Wrekin, which forms part of Telford New Town. It lies some 3 miles northwest of Telford Town Centre and a short distance from Junctions 6 and 7 of the M54 motorway. The district centre accommodates a wide variety of retail uses and shopping in the area is anchored by a large Morrison's supermarket.

The property itself is situated in a mixed commercial and residential area on Wellington's main ring road. It enjoys a prominent roadside position on the junction of Bridge Road and Queen Street, being directly opposite Morrison's supermarket and car park.

### DESCRIPTION

The property comprises a self-contained, single storey retail unit with separate staff facilities adjacent and on site car parking, which was most recently occupied by Just For Pets.

The shop forms part of the ground floor of a larger two-storey mixed use commercial building, and benefits from a glazed double frontage incorporating a customer pedestrian access.

Internally, it currently provides a substantial open plan retail area, which has been split to provide two separate retail areas. The accommodation benefits from a suspended ceiling, fluorescent lighting, lino flooring and gas warm air heating system.

Immediately to the side of the building is an external private walkway, which provides access to separate staff accommodation incorporating office, storeroom, kitchen/canteen and WC facilities.

Outside, there is a shared car park to the front of the building, which has recently been re-surfaced with tarmac, and is secured by a small perimeter wall with gated access. There are 4 car parking spaces allocated to the subject property.

### ACCOMMODATION

Shop 1	<b>NOW LET</b>	<b>NOW LET</b>
Shop 2	1,529 sq ft	142.04 sq m
Staff facilities (adjacent)	548 sq ft	50.91 sq m



### SERVICES (NOT CHECKED)

We understand that all mains services are available or connected to the property. Interested parties should make their own enquiries in this regard.

### 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 lease on terms to be agreed. It has been split to provide two self-contained retail units (Shop 1 and Shop 2) as per the Accommodation schedule. Please contact the letting agent for further details.

### RENT

Shop 2 is currently available to rent at £15,000 per annum exclusive.

### LOCAL AUTHORITY

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

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the ground floor in the 2017 rating list is £30,750. Obviously this will need to be re-assessed to reflect Shop 1 and Shop 2 separately.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(76).

### 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: Nathan Fern

Direct Line: 01952 521004 Mobile: 07957 828 569

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

Ref: BNF/3380



Printcode: 20171026

### What's this?

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