



Shop Unit 3, 107 Trench Road, Trench Telford, Shropshire, TF2 7DP

- Mid-terraced retail premises currently fitted out as a hair and beauty salon
- Ground floor sales area of approximately 1,085 sq ft (101 sq m)
- Forecourt car parking and rear delivery access
- Prominent roadside location within popular parade of shops

Unit 3, 107 Trench Rd Trench, Telford

LOCATION

Telford enjoys a central UK location approximately 35 miles west of Birmingham and 18 miles west of Wolverhampton. The county town of Shrewsbury is approximately 15 miles distant.

Trench is a well established residential area in north Telford, which lies approximately 3 miles north of Telford Town Centre via the A442 Queensway, and 5 miles southwest of Newport via the A518. The major housing areas of Donnington and Priorslee are within easy reach, and Hortonwood Industrial Estate and the BOD Donnington ordnance depot are also in close proximity.

The property itself occupies a convenient roadside position within a busy parade of shops, which includes a One Stop convenience store, Betfred and Pizza Hut. The Trench Lock Interchange is nearby to the southwest, giving easy access to Telford Town Centre and the M54 motorway via the A442 dual carriageway. Other nearby commercial occupiers include an Aldi supermarket and TJ Vickers motor dealership.

DESCRIPTION

The property comprises a mid-terraced retail unit forming part of a parade of ground floor shops with living accommodation above. The parade benefits from a prominent roadside frontage, with customer car parking to the front and rear delivery access.

The subject unit is currently fitted out as a hair and beauty salon incorporating an open plan hair salon to the front and three treatment rooms to the rear, together with preparation area, WC and shower facilities.

ACCOMMODATION

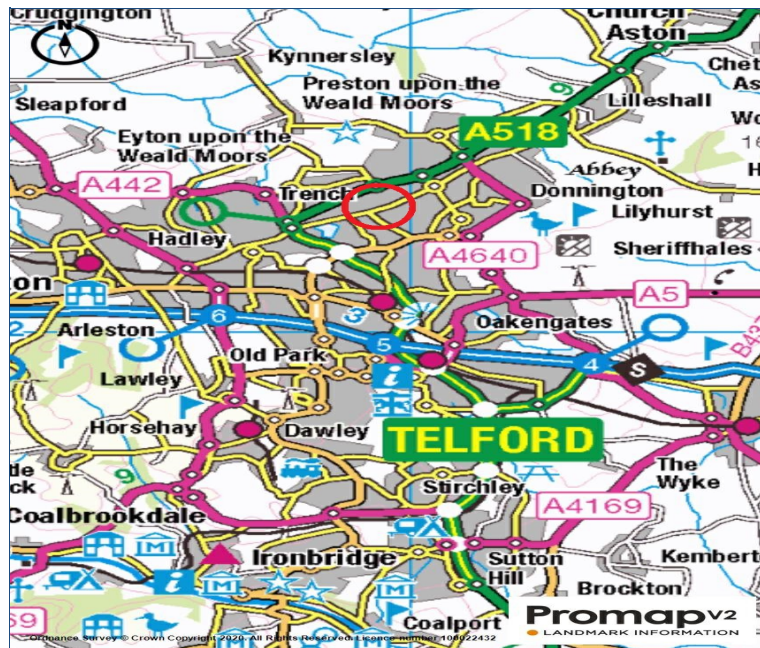
Total Net Internal Area 1,085 sq ft (101 sq m)

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 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).



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.



TENURE

Leasehold: The property is available to let on a new effectively full repairing and insuring lease on terms to be agreed.

RENT

The quoting rent £15,000 per annum exclusive.

SERVICE CHARGE

The tenant is liable for a small service charge towards the maintenance of the communal areas. Details upon request from the agent.

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 property in the 2017 rating list is £10,250.

ENERGY PERFORMANCE CERTIFICATE

We are currently obtaining an EPC for the property - details to follow shortly.

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/3573



Printcode: 202024

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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