



## Town Centre Retail Unit and Premises

### 8 New Street, Wellington, Telford, TF1 1NE

- Ground floor lock-up shop unit with ancillary accommodation on upper floors
- Overall area approximately 875 sq ft (81.31 sq m)
- Shop front to be upgraded at no expense to the tenant
- Prominent corner position in Wellington town centre
- Close to Greggs, Heron Foods, Boots and William Hill

# 8 New Street Wellington, Telford

## LOCATION

The property is situated in the popular market town of Wellington, being one of the principal districts within Telford. Wellington lies approximately 5 miles west of central Telford and 2 miles from Junction 6 of the M54 motorway, which affords easy access to Wolverhampton and Birmingham via the M6. The county town of Shrewsbury is some 13 miles to the west.

The property itself enjoys a busy corner position on New Street and Bell Street in Wellington town centre. Greggs, Heron Foods, Boots, Ladbroke's and William Hill are all located within close proximity, as well as a number of other established local traders. There are free public car parks within easy walking distance of the subject property, together with bus and railway stations.

## DESCRIPTION

The property comprises a three-storey commercial building providing a town centre lock-up shop unit at ground floor level, with ancillary accommodation on the upper floors.

The retail unit benefits from display frontages onto both New Street and Bell Street. On the first floor there is currently an office and stores. On the second floor there is a further store, kitchen and WC facilities.

The building is Grade II Listed and does have the potential to provide attractive retail space for different shop users.

The shop front fascia is to be upgraded in liaison with Telford & Wrekin Council (at no expense to the tenant).

## ACCOMMODATION

### Ground Floor:

Retail sales area	333 sq ft	30.97 sq m
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### First Floor:

Offices and stores	270 sq ft	25.08 sq m
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### Second Floor:

Kitchen, store, WC facility	272 sq ft	25.26 sq m
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<b>TOTAL AREA</b>	<b>875 SQ FT</b>	<b>81.31 SQ M</b>
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## SERVICES

We understand that mains water, drainage and electricity are connected to the property. We have not checked or tested these services and interested parties should make their own enquiries.



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## PLANNING

We understand the property has planning permission for uses within Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

It should also be noted that the property is a Grade II Listed Building.

## TENURE

Leasehold: The property is available by way of a new lease on a tenant's full repairing and insuring basis for a term of be agreed, with rent reviews at 3 yearly intervals. The landlord may consider alternative proposals from prospective tenants.

## RENT

The quoting rent is £9,500 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 property in the 2017 rating list is £9,100.

## ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an energy rating of C(74).

## VAT

There is no VAT payable on the rent. All other figures quoted herein 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: Simon Beedles FRICS

Direct Line: 01952 521008

Mobile: 07375 101371

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

Ref: SB/3714



Printcode: 2021115

### 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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& COMPANY

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