ANDREW DIXON & COMPANY

TO LET

Chartered Surveyors & Commercial Property Consultants

RETAIL PREMISES



Town Centre Retail Premises at 2-4 New Street Wellington, Telford, Shropshire, TF1 1NE

- Established ground floor retail unit with first floor ancillary accommodation
- Net Internal Area of 814 sq ft (75.6 sq m)
- Prominent position on New Street with return frontage onto Crown Street
- Town centre location close to Greggs, Boots, Heron Foods and Ladbrokes

2-4 New Street Wellington, Telford

LOCATION

The property is well located in Wellington town centre, being positioned at the bottom of New Street with a return frontage onto Crown Street. Other nearby occupiers include Greggs, Heron Foods, Boots, Ladbrokes and William Hill, as well as a number of established local traders.

There are free public car parks within easy walking distance of the subject property, together with local bus and railway stations.

The popular market town of Wellington is one of the principal districts of Telford, located approximately 5 miles west of central Telford and 2 miles from Junction 6 of the M54 motorway, which gives access to Wolverhampton and Birmingham via the M6. The county town of Shrewsbury lies approximately 13 miles to the west.

DESCRIPTION

The property comprises a two-storey commercial building providing an established single storey retail unit with ancillary accommodation above.

The retail unit is arranged on the ground floor of the building and benefits from a display frontage onto both New Street and Crown Street. On the first floor there is currently a workshop with office, kitchen and WC facilities.

The property has been utilised as a jewellers for over 30 years and offers attractive retail space in a busy town centre location.

ACCOMMODATION

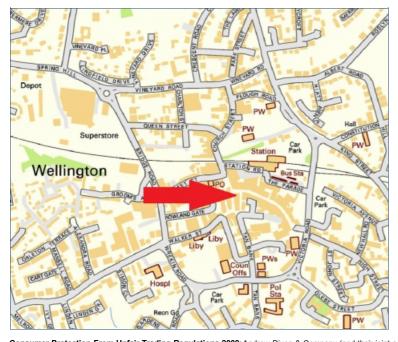
Ground floor retail/sales area 478 sq ft 44.41 sq m
First floor ancillary accommodation 336 sq ft 31.12 sq m
Net Internal Area 814 sq ft 120.03 sq m

SERVICES

We understand that mains water, drainage and electricty 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.

PLANNING

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





TENURE

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

RENT

The quoting rent is £11,500 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 £19,250.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of E.

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.

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/3677



Printcode: 202131

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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