



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, Ladbroke's 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 electricity 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.



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 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

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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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