



## Retail Premises at 33 New Street, Wellington Telford, Shropshire, TF1 1LU

- Ground floor retail unit extending to approximately 406 sq ft (37.8 sq m) NIA
- Located in a prominent position with glazed shop frontage onto New Street
- Accommodation currently being refurbished by the landlord
- Nearby occupiers include Ladbroke's, Boots, Heron Foods and Wetherspoon's
- Rent incentives available to suitable applicant



# 33 New Street

## Wellington, Telford

### LOCATION

The property occupies a prime position on New Street within Wellington town centre. Surrounding retailers include Gregg's, Boots, Heron Foods, Ladbroke's, William Hill, Holland & Barrett and a JD Wetherspoon pub.

The town benefits from a range of free public car parks, together with a bus terminal and railway station, all within walking distance of the property.

Wellington is a popular market town and one of the principal districts of Telford New Town. It enjoys good road communication links, with the M54 motorway being approximately 2 miles distant providing access to the county town of Shrewsbury 13 miles to the west. Birmingham city centre is approximately 40 miles to the east via the M6 motorway.

### DESCRIPTION

The property comprises a terraced, single storey retail unit in a town centre location. It benefits from a glazed, recessed frontage and pedestrian access onto New Street.

Internally, the property is arranged on the ground floor offering a retail sales area to the front, with kitchenette and WC facilities to the rear. The accommodation is currently being refurbished.

### ACCOMMODATION

Shop sales area	348 sq ft	32.4 sq m
Kitchenette	58 sq ft	5.4 sq m
WC		
Net Internal Area	406 sq ft	37.8 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.

### PLANNING

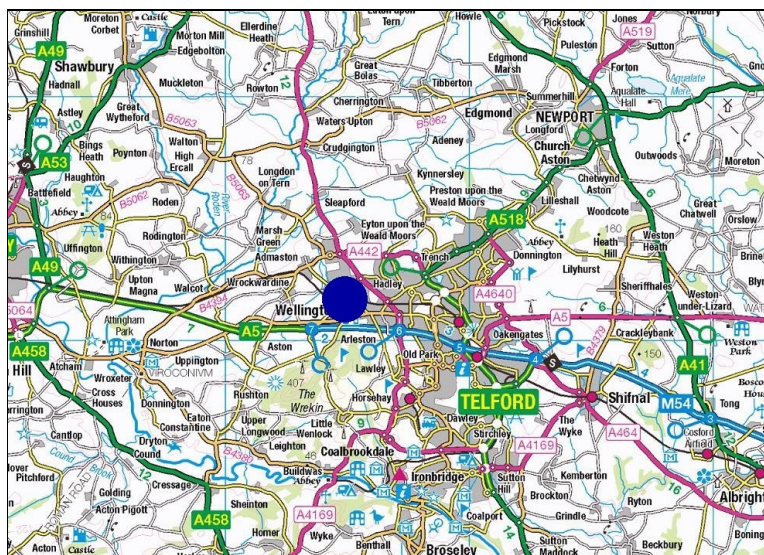
We understand the property has planning permission for Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

### LOCAL AUTHORITY

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



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### TENURE

Leasehold: The property is available to let on a new tenant's full repairing and insuring lease on terms to be agreed. Incentives are available subject to status/lease term taken.

### RENT

The quoting rent is £10,200 per annum exclusive. Incentives available for a suitable applicant.

### BUSINESS RATES

We understand the property is to be re-assessed for business rates.

### ENERGY PERFORMANCE CERTIFICATE

The property currently has an Energy Rating of F(146), however the landlord is arranging to have the property re-assessed following its refurbishment. The new EPC should be available 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](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/3673



Printcode: 2021212

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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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