



## Wellington Coach Travel Centre, Springhill Wellington, Telford, Shropshire, TF1 3NA

- Detached industrial premises extending to approximately 3,592 sq ft (333.74)
- Integral single storey office accommodation and mezzanine floor
- Self-contained site of 0.46 ac (0.19 ha) including substantial yard/car parking
- Situated close to Wellington town centre

# Coach Travel Centre Wellington, Telford

## LOCATION

The property is located in the attractive market town of Wellington, which lies approximately 5 miles west of central Telford and 15 miles east of the county town of Shrewsbury. Convenient access is afforded to the motorway network via Junction 6 of the M54.

The property itself is situated on a small commercial estate approximately 0.5 miles northeast of Wellington town centre, just to the rear of Springhill Service Station and adjoining Morrison's supermarket. The immediate surrounding area is mixed retail, industrial and residential with neighbouring commercial occupiers including Tellyres Telford and H W Pryce & Son. Other nearby commercial users include W J Capper Transport and Aldi.

## DESCRIPTION

The property comprises a detached single storey industrial premises, which was formerly utilised for coach and minibus repair and maintenance, on a self-contained site of circa 0.46 acres including a substantial yard.

The building provides ground floor workshop space with mezzanine level incorporating a locker room, drivers room and stores below, and integral single storey offices to the front. There is also potential first floor space within the office block, although there is currently no fixed access.

Externally the site benefits from visitor car parking to the front and a large tarmac yard to the rear for open storage and parking.

## ACCOMMODATION

Ground floor offices	1,059 sq ft	98.30 sq m
Workshop	2,262 sq ft	210.16 sq m
Mezzanine	390 sq ft	36.24 sq m
Locker room	100 sq ft	9.29 sq m
Driver room	100 sq ft	9.29 sq m
Stores	100 sq ft	9.29 sq m
<b>Gross Internal Area</b>	<b>3,592 sq ft</b>	<b>333.74 sq m</b>
Potential first floor office space	1,059 sq ft	98.30 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.



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## PLANNING

The property has planning permission for a 'Sui Generis' use within the Town & Country Planning Act 1987 (Use Class Order 2005). We understand that the current occupier has an Operator's Licence for 26 vehicles on the site.

## TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed. Please contact the agent for further details.

## RENT

The quoting rent is £30,000 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 £20,250.

## ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an Energy Rating of D(78).

## 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

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Ref: AGS/3548



Printcode: 201934

### What's this?

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