

ANDREW DIXON
& COMPANY

FOR SALE

Chartered Surveyors &
Commercial Property Consultants

MIXED USE INVESTMENT



Premises at 7 Queen Street, Wellington Telford, Shropshire, TF1 1EH

- Attractive mixed use investment opportunity
- Ground floor office accommodation extending to 669 sq ft (62.15 sq m)
- Two self-contained 1-bedroom flats on the first floor with separate access
- Large rear garden with redevelopment potential, subject to planning permission
- Located close to Wellington town centre

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7 Queen Street Wellington, Telford

LOCATION

The property is situated in an established business area on the fringe of Wellington town centre. Queen Street is a one-way street, which is home to a number of local companies. The nearby town centre provides a range of local facilities and services, with extensive free public car parking throughout the town, and Wellington railway station is within easy walking distance. Ten Tree Croft car park is situated directly to the rear of the property and there are a handful of new residential developments in close proximity.

Wellington is a historic market town and the principal district centre of Telford New Town. It enjoys excellent road links via the M54 motorway to Wolverhampton, Birmingham and the national motorway network. Junction 7 of the M54 is approximately 1 mile distant from the property. Telford Town Centre is located approximately 4 miles to the east and the county town of Shrewsbury is approximately 10 miles to the west.

DESCRIPTION

The property comprises a mid-terrace, two-storey period building, which currently has a mixed commercial and residential use. On the ground floor is a solicitors office with two self-contained, 1-bedroom flats on the first floor. The property is completed with a generous rear garden, which offers redevelopment potential.

The solid brick building has an attractive double front exterior with sash windows throughout. A central entrance door leads to the ground floor offices, which are well presented to include a reception area, two main offices, boardroom, kitchen and WC facilities. There is a further access to the rear.

The residential flats have a separate ground floor access to the rear of the building, with a shared stairwell leading to a first floor landing area. Flat 1 offers studio accommodation incorporating an open plan lounge/bedsit/kitchen and bathroom. Flat 2 has a lounge/kitchen with a separate bedroom and en-suite.

Outside, the property benefits from a small lawned garden and pathway to the front. To the rear is a good sized L-shaped garden, which could be utilised for private parking, with vehicular access off Queen Street to the side of the terrace. This also leads conveniently to the Ten Tree Croft public car park.

ACCOMMODATION

Ground floor offices NIA	669 sq ft	62.15 sq m
First floor flat 1 (studio)	258 sq ft	23.97 sq m
First floor flat 2	258 sq ft	23.97 sq m
Total Net Internal Area	1,185 sq ft	110.09 sq m



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SITE AREA

Garden/building plot	0.098 ac	0.039 ha
Total Site Area	0.136 ac	0.056 ha

SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property. However interested parties should make their own enquiries.

PLANNING

We understand the property has planning permission for Class E and C3 of the Town and Country (Use Classes) Order 1987 (as amended).

The rear garden does offer some redevelopment potential, subject to the necessary planning permission, however interested parties are advised to make their own enquiries in this regard.

TENURE AND PRICE

The property is available freehold, subject to the existing tenancy. Vacant possession will be afforded on the ground floor offices and Flat 2. The studio flat (Flat 1) is currently let - details upon request. Price upon application.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the ground floor offices in the 2023 Rating List is £5,500.

Both the first floor flats have been rated as Band A for Council Tax purposes.

ENERGY PERFORMANCE CERTIFICATE

Flat 1 - E42
Flat 2 - E41
GF offices - currently being assessed

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: Nathan Fern
Direct Line: 01952 521004 Mobile: 07957 828 569
Email: nathan@andrew-dixon.co.uk Ref: BNF/3950



Printcode: 202382

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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