

ANDREW DIXON
& COMPANY

FOR SALE

Chartered Surveyors &
Commercial Property Consultants

INVESTMENT OPPORTUNITY



Retail Investment, 17 Market Square, Wellington Telford, Shropshire, TF1 1BU

- Attractive retail investment opportunity in town centre location
- Three-storey, Grade II listed building extending to 2,135 sq ft (195.50 sq m)
- Trading as successful tapas bar and restaurant, 'The Orange House'
- Current rental income of £12,000 per annum

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17 Market Square Wellington, Telford

LOCATION

The property is located in the historic market town of Wellington approximately 5 miles from the commercial centre of Telford via the M54 motorway and within 13 miles of the county town of Shrewsbury.

The property itself occupies a prominent position on Market Square within the central business district of the town, which offers both convenience and destination shopping, complemented by a thriving indoor market. The Square has a pedestrianized retail core, which is home to a variety of retail users including Greggs and Timpsons, and enjoys excellent passing trade. The subject property immediately adjoins the Severn Hospice.

Significant regeneration has taken place in the Walker Street area of Wellington in recent years as part of the Local Authority initiative, including the development of Wellington Town Council's administrative headquarters.

DESCRIPTION

The property comprises a mid-terraced, three-storey commercial building, which is currently occupied by 'The Orange House' as a popular tapas restaurant and bar.

The Grade II listed building was constructed in circa 1840 of solid red brick construction with stuccoed dressings and surmounted by a pitched roof with parapet surround.

The accommodation is arranged over three floors with a glazed shop frontage at ground floor level overlooking the pedestrianised Market Square. It offers an open plan dining area with bar and service counter, together with kitchen/preparatory area to the rear. There is an additional dining area and toilet facilities on the first floor, together with ancillary space on the second floor.

ACCOMMODATION

Ground Floor	Dining area	580 sq ft	53.89 sq m
	Counter/bar	227 sq ft	21.13 sq m
	Kitchen	164 sq ft	15.20 sq m
First Floor	Dining area	369 sq ft	34.30 sq m
	WC and stores (overall)	204 sq ft	19.00 sq m
Second Floor	Ancillary space (overall)	592 sq ft	54.98 sq m
Total Area		2,136 sq ft	198.50 sq m

SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected.



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PLANNING

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

TENURE AND PRICE

Freehold Investment: The property is available to purchase freehold with the benefit of the existing tenancy as detailed below.

The asking price is £200,000, subject to the existing lease.

TENANCY

The property is currently let to Rustic Pantry Limited trading as The Orange House on a full repairing and insuring lease for a term of 5 years from 19 October 2023 at a passing rent of £12,000 per annum exclusive. There is a tenant's option to break at the end of year 3, subject to 6 months written notice, as well as a rent review to market value.

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2023 rating list is £19,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C-75.

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

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Email: nathan@andrew-dixon.co.uk

Ref: BNF/3655



Printcode: 2024130

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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