



Attractive commercial/retail premises

9 Bell Street, Wellington, Telford, Shropshire, TF1 1LS

- Self-contained retail premises extending to 2,014 sq ft (187.13 sq m)
- Currently utilised as a hair and beauty salon (business not for sale)
- Generous private car parking provision on site
- Close to main retail pitch in popular Wellington district centre
- Potential for redevelopment subject to planning permission

9 Bell Street

Wellington, Telford

LOCATION

The property is located in the popular market town of Wellington in the borough of Telford and Wrekin. Wellington offers both convenience and destination shopping, complemented by a thriving indoor market. There is a pedestrianised retail core, which is home to a variety of retail users arranged around the Market Square area.

The property itself enjoys a prominent corner position on Bell Street, close to its junction with Walker Street, on the edge of the pedestrianised area of the town and in close proximity to the business district in the town centre. Nearby occupiers include Wellington Civic and Leisure Centre, Halifax and TSB banks and Age UK.

Significant regeneration has taken place in the immediate vicinity in recent years, as part of the Local Authority initiative and Wellington Town Council's administrative headquarters are based in Tan Bank.

DESCRIPTION

The property comprises an attractive end-terraced commercial property, which is currently utilised as a hair and beauty salon. It should be noted, however, that the business is not for sale.

The building is the former Barley Mow public house, which has been extensively converted by the current owner to provide a modern hair and beauty salon, including several extensions to the rear. The building has a rendered solid brick frontage with timber framed windows and uPVC double glazed windows to the rear sections.

The accommodation is arranged over two stories providing a hair salon on the ground floor, with a number of interconnecting rooms, complete with stores, kitchen and disabled WC. On the first floor there are additional treatment rooms with wood effect flooring, together with separate WC/shower room. The ground floor accommodation benefits from tiled floor coverings and mixture of lighting.

ACCOMMODATION

Ground Floor	Sales/retail area	1,040 sq ft	96.64 sq m
	Disabled WC		
	Kitchen	39 sq ft	3.60 sq m
	Store	75 sq ft	7.00 sq m
First Floor	Overall	817 sq ft	75.89 sq m
	WC/shower room	43 sq ft	4.00 sq m
Net Internal Area		2,014 sq ft	187.13 sq m



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SITE

The building sits on a self-contained site of 0.15 acres (0.06 hectares) including a customer car park to the side providing 8 parking spaces and a courtyard to the rear for staff parking. There are also a number of outbuildings on site.

PLANNING

The property currently has planning permission for Class E use of the Town and Country Planning (Use Classes) Order 1987 (as amended). There is some potential for redevelopment, subject to the necessary planning permission. Interested parties to make their own enquiries.

SERVICES (NOT CHECKED OR TESTED)

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

TENURE AND PRICE

Freehold: The property is available to purchase freehold with vacant possession at an asking price of £300,000.

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 £15,000.

ENERGY PERFORMANCE CERTIFICATE

EPC commissioned and 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.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

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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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