



## Two-storey retail premises at 62 New Street Wellington, Telford, Shropshire, TF1 1NE

- Prominent two-storey retail premises extending to 10,489 sq ft (974.46 sq m)
- Excellent frontage onto New Street
- First floor ancillary space of 1,581 sq ft (146.88 sq m) incl. WC facilities
- Prominent town centre location with free public car parking nearby
- Useful rear service yard with access off Espley Close



# 62 New Street

## Wellington, Telford

### LOCATION

The property is situated in a prime retail position at the top end of New Street in close proximity to Savers. New Street is one of the main retailing locations in Wellington and nearby occupiers include Greggs Bakers, Heron Foods, Wetherspoons and Boots.

There are free public car parks within easy walking distance of the subject property, together with local bus and railway stations.

Wellington is a popular market town, which has recently benefitted from a variety of regeneration works including extensive re-paving and landscaping, the relocation of the central bus station, and the development of a new £8.5M Civic Centre and offices in the town, where a large number of Council employees have now been relocated.

Wellington lies approximately 5 miles west of central Telford and 2 miles from Junction 6 of the M54 motorway, which gives access to Wolverhampton and Birmingham via the M6. The county town of Shrewsbury is approximately 13 miles to the west.

### DESCRIPTION

The property comprises a purpose built retail premises, which occupies an end of terrace position on New Street. Formerly a supermarket, the building is arranged over two stories and was latterly occupied by B&M Bargains as a discount retail outlet with first floor ancillary space.

Internally, the unit provides a sales/retail area on the ground floor with a small glazed shop frontage and customer entrance, together with office and WC/welfare facilities on the first floor. There are windows to the first floor front elevation.

Externally, the property includes a large service yard to the rear, which is conveniently accessed off Espley Close.

### ACCOMMODATION

Gross Frontage	33ft 5ins	
<b>Description</b>	<b>Size Sq Ft</b>	<b>Size Sq M</b>
Ground Floor Sales Area	8,908 sq ft	827.58 sq m
First Floor Ancilliary (incl. WC facilities)	1,581 sq ft	146.88 sq m
<b>Gross Internal Area</b>	<b>10,489 sq ft</b>	<b>974.46 sq m</b>



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### PLANNING

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

### TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed.

### RENT

The quoting rent is £65,000 per annum exclusive.

### 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.

### 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 £59,500.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(52).

### 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: Alex Smith MRICS

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Ref: AGS/4041



Printcode: 202482

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