

Wellington, 10-12 New Street, Shropshire, TF1 1NE

Retail Premises – To Let/For Sale



LOCATION

The property is located in the popular market town of Wellington, which lies approximately 5 miles west of central Telford and 2 miles from junction 6 of the M54 Motorway.

Situated on the popular New Street and close to the junction with Bell Street, local occupiers include **Greggs**, **Heron Foods**, **Boots** and **William Hill**. There are public car parks within easy walking distance.

DESCRIPTION

The premises comprise a ground floor self-contained retail unit set within a three storey Grade II listed building.

The accommodation comprises a main retail sales area which is carpeted with suspended ceilings and inset lighting. In addition, there is a kitchen and useful storage areas, as well as staff WC facilities. The accommodation is centrally heated via wall mounted radiators (gas fired wet system).

ACCOMMODATION

The accommodation has been measured on a Net Internal Area basis and comprises 915 sq ft or thereabouts. This includes a sales area of 678 sq ft.

TENURE

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Freehold is also available.

RENT

£17,000 per annum, exclusive.

PRICE

Offers invited.

RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value	£25,250
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Interested parties should verify this information with the local rating authority.

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LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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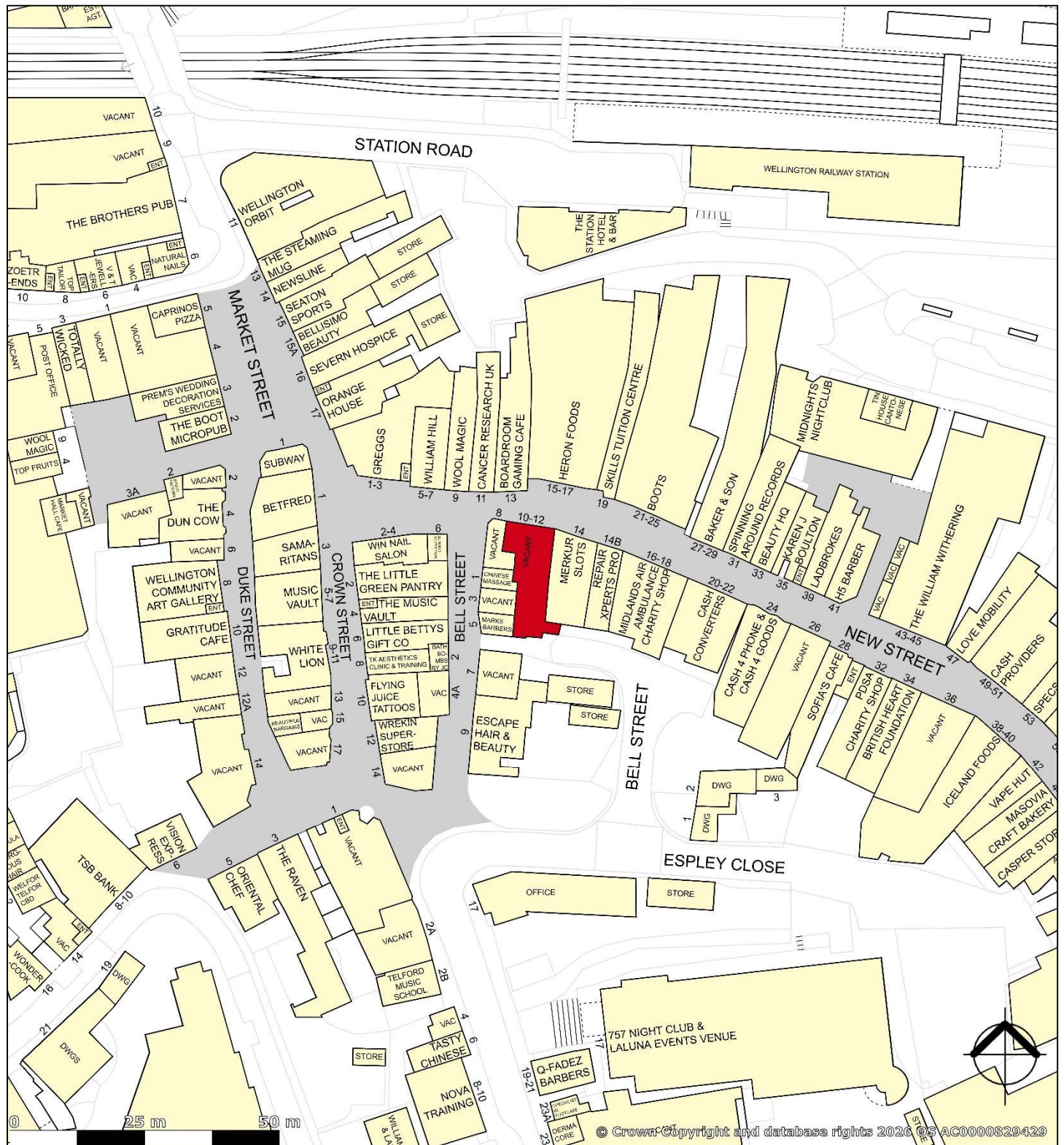
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