

Madeley, Telford, Horseshoe Court, 2 Anstice Square, Park Avenue, TF7 5DB

Retail Premises - Leasehold



LOCATION

The property is located at the heart of Madeley town centre adjacent to the main Tesco site within Madeley and the property enjoys a frontage to Park Avenue. Madeley is located on the outskirts of Telford town centre and the property is located within the main retail pitch within Madeley with other local occupiers being Barnardo's and Tesco's, as well as a Dominos outlet.

DESCRIPTION

The property is a three storey building with a shared rear loading yard that was previously utilized as a former Co-Op Funeral facility, although the first and second floor is only fitted out to a shell finish.

ACCOMMODATION

Ground Floor Sales	111.79 sq m	1,203 sq ft
First Floor Area (to shell finish)	101.13 sq m	1,089 sq ft
Second Floor Area (to shell finish)	53.82 sq m	579 sq ft
Total	266.74 sq m	2,871 sq ft

TENURE

The property is available by way of an assignment or sub lease of the existing lease which expires in 2029 on a full repairing and insuring basis at a current rent of £23,400 per annum, exclusive.

RENT

£23,000 per annum, exclusive.

RATES

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

Rateable Value £23,500

Interested parties should verify this information with the local rating authority.

EPC

E109

VAT

VAT is payable

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office.

CONTACT

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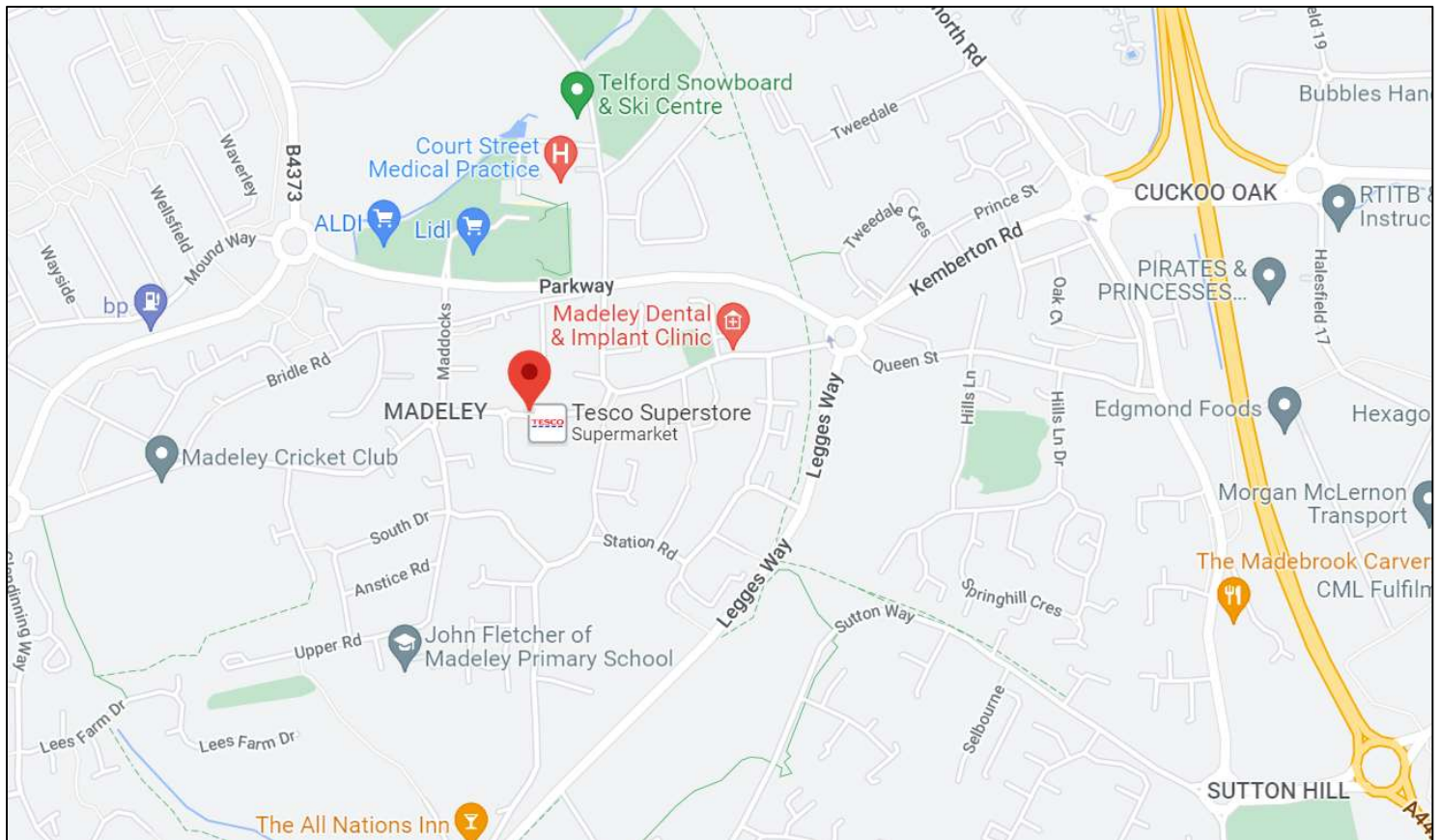
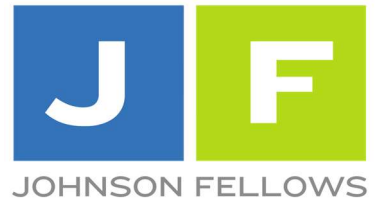
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