

TO LET

TELFORD: 35-37 Tan Bank, Wellington, TF1 1HJ



LOCATION

Telford is the largest town in the English county of Shropshire, situated 30 miles north west of Birmingham.

The property is located in the heart of Wellington, in the main shopping district of the town. The position benefits from a strong passing footfall with a good range of trades represented in the locality. National retailers include **Iceland, B & M Bargain Stores, Subway, Wilko, Post Office and TSB Bank.**

DESCRIPTION

The premises comprise a detached two storey brick built building under pitched tiled roofs. The accommodation provides a large open plan sales area, rear kitchen and a storeroom on the ground floor. The property formerly traded as a restaurant and consists of all the fixtures and fittings, including the tables, chairs, cutlery, fridge freezers, kitchen appliances and air conditioning. Externally, the property benefits the use of a free rear public car park with easy access for deliveries.

ACCOMODATION

The accommodation comprises as follows:-

	Sq.m	Sq.ft
Ground Floor	217	2,335
TOTAL	217	2,335

All areas and dimensions given are approximate.

TENURE

A new full repairing and insuring lease would be granted for a term of 10 years.

RENT

£20,000 per annum exclusive

FIXTURES & FITTINGS

Price Upon Application

RATES

According to the Valuation Office Non-domestic Rating list 2017, the following rentable values apply:-

RV – To be reassessed

SERVICES

Mains electricity, gas, water and drainage are available to the property. The services have not been tested. Interested parties are advised to make their own enquiries.

LEGAL COSTS

Each Party is to be responsible for their own legal costs.

CONTACT

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OUR SERVICES:

ACQUISITION & DISPOSAL

PROPERTY MANAGEMENT

ASSET MANAGEMENT

INVESTMENT

LANDLORD & TENANT

DEVELOPMENT

RATING

Misrepresentation Act 1967

Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.).

Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

Date: July 2018



SUBJECT TO CONTRACT