

TELFORD

HADLEY PARK EAST • TF1 6AF

NEW RETAIL / RESTAURANT DEVELOPMENT
TO LET

- Prominent Location
- New retail/restaurant units
- High volume of Passing Traffic
- Mix of commercial and residential uses nearby
- Main arterial route to centre of Telford
- Adjacent to a Pub, restaurant, and hotel



(92.9-445.9 sq m)
1,000-4,800 sq ft

ON BEHALF OF



MARSTON'S

RAPLEYS

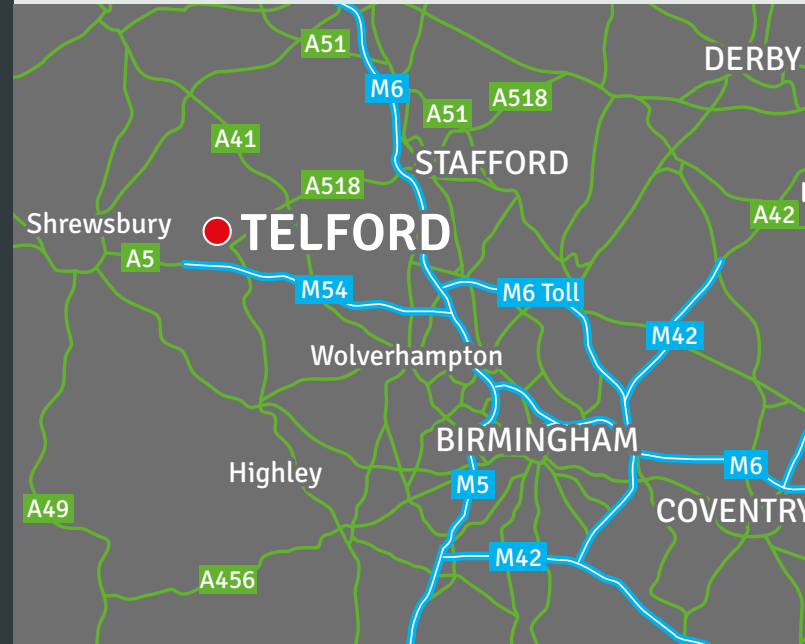
LOCATION

Telford is a large new town in the county of Shropshire approximately 13 miles east of Shrewsbury and 30 miles north west of Birmingham. The town's train station provides direct links into Birmingham in 1 hour and the nearest motorway junction to the site is the M54 circa 4 miles away, which connects with the M6 and M42

The site has extensive frontage onto the busy A442 which is one of the main arterial routes into the centre of Telford. It's positioned on the same plot as the Fallow Field pub restaurant and hotel and is adjacent to a new Eurogarages Petrol Filling Station. The site has extensive frontage onto the busy A442 although access is taken through the existing pub. The A442 is one of the main arterial routes into the centre of Telford.

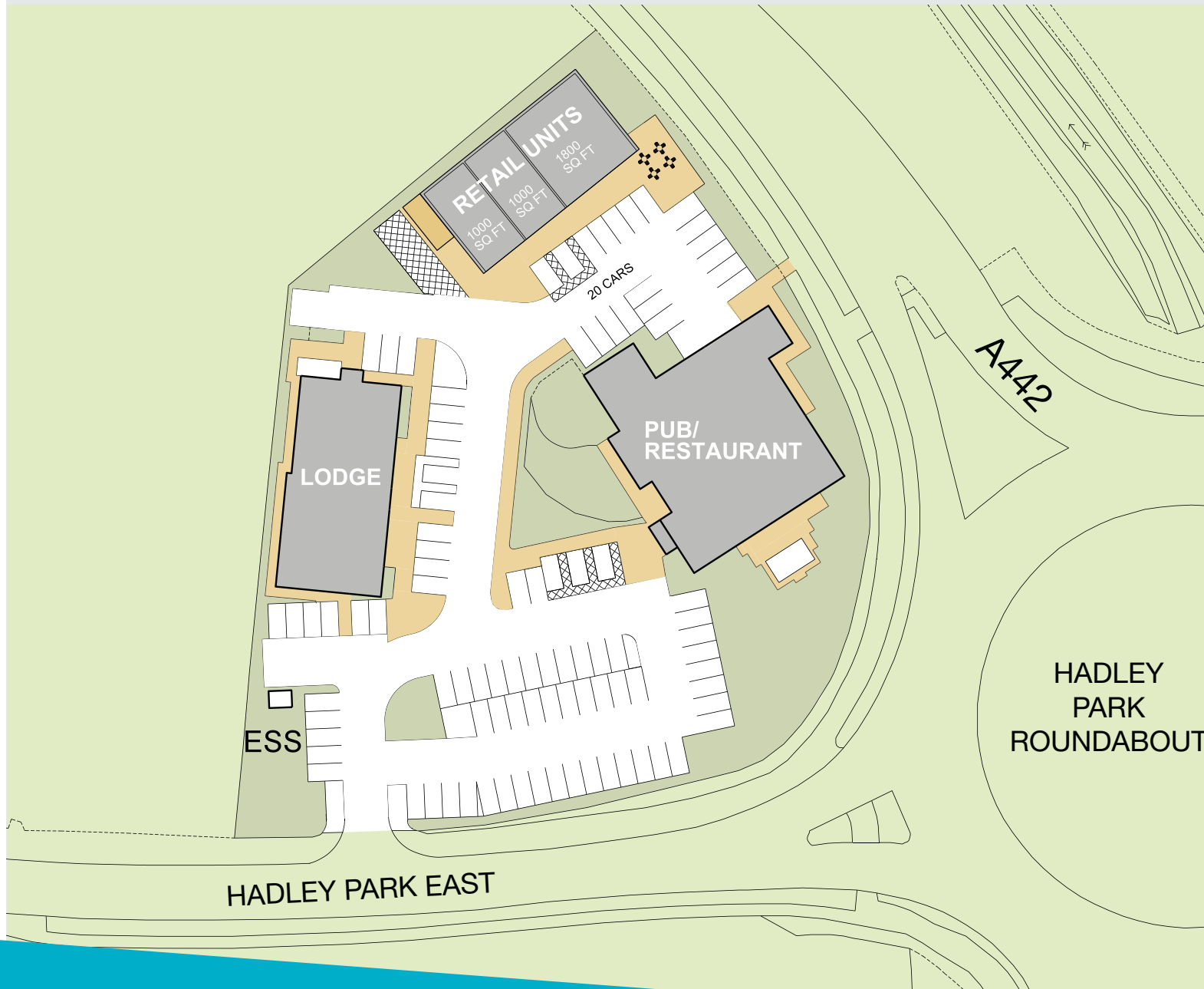
The surrounding area is a dense mix of commercial and residential uses and the centre of Telford is approximately 4 miles to the south which is home to Telford Shopping Centre and The Forge Retail Park.

1,000 to
4,800 sq ft
(92.9-445.9 sq m)



PLANNING

Interested parties should rely on their own enquiries of Telford and Wrekin Council's planning department.



DESCRIPTION

A new small retail/restaurant development is proposed with units from 1,000 – 4,800 sq ft. Access is through the Fallow field public house and there is potential to share the pubs extensive parking.

TENURE

Leasehold .

TERMS

Offers are invited for the new build units for a term of years to be agreed.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

VIEWING

The site can be viewed from the roadside at any time. Parties wishing to view the site may do so entirely at their own risk.



RAPLEYS

CONTACT

Alfred Bartlett

alfred.bartlett@rapleys.com • 07738 090 760

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, HUNTINGDON PE29 6FG. A full list of Members is available on our website or at any of our offices during normal business hours. Rapleys LLP operates an Environmental Management System which complies with the requirements of ISO 14001:2004. Regulated by RICS. Any maps are for identification purposes only and should not be relied upon for accuracy. Reproduced by permission of Geographers A-Z Map Co. Ltd. Licence No. A0203. This product includes mapping data licensed from Ordnance Survey – © Crown Copyright 2001. Licence No. 100017302 and © Crown Copyright. All rights reserved. Licence No. ES 100004619. Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. March 2020. carve-design.co.uk 14519/2