# ANDREW DIXON & COMPANY

## **FOR SALE**

Chartered Surveyors & Commercial Property Consultants



## 4A Market Street, Wellington, Telford

### Shropshire, TF1 1DT

- Three-storey retail premises extending to approximately 747 sq ft (69.30 sq m)
- Town centre location close to busy market
- Attractive shop frontage onto Market Street
- Includes storage space, kitchenette and WC facilities

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# 4A Market Street Wellington

#### LOCATION

Wellington is a market town in the Borough of Telford and Wrekin and forms part of Telford New Town. It lies some three miles northwest of Telford Town Centre and a short distance from Junctions 6 and 7 of the M54 motorway. The district centre accommodates a wide variety of retail uses in the Market Street, Market Square and New Street areas. Significant regeneration has taken place around the Walker Street area in line with a Local Authority initiative, to include the major extension of the Civic Offices, substantially increasing the local workforce. Shopping in the area is anchored by a large Morrison's supermarket.

The subject property is situated in Market Street, forming part of the main retail core of the town, in close proximity to the centre of Wellington. The local train and bus stations are a short walk way with surrounding uses to include general retail, High Street Banks, restaurants, hot food take-away outlets and estate agencies. Free public parking is also available widely in the area.

#### **DESCRIPTION**

The property comprises a three storey terraced retail premises of brick construction beneath a pitched roof. It is accessed directly off Market Street via a service/shop entrance and benefits from a glazed frontage with roller security shutter.

Internally the building is arranged to provide ground and first floor retail space with storage, WC and kitchenette at second floor level. It was most recently utilised as a card gallery and gift shop. The accommodation benefits from fluorescent lighting, electric storage heaters and wooden floors throughout.

#### **ACCOMMODATION**

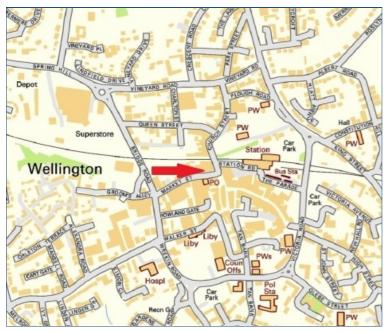
Ground floor 271 sq ft
First floor 230 sq ft
Second floor 246 sq ft
WC

/VC

Total Net Internal Area 747 sq ft 69.40 sq m

#### **SERVICES**

We understand that mains water, electricity and drainage are available or connected to the property. It should be noted that we have not tested these services and interested parties are advised to make their own enquiries.





#### PI ANNING

We understand the property has planning permission for uses within Class A1 of the Town & Country Planning Act 1987 (Use Class Order 2005).

#### **TENURE**

Freehold: The property is available to purchase with vacant possession at a price to be agreed.

#### **PRICE**

Price upon application.

#### **LOCAL AUTHORITY**

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

#### **BUSINESS RATES**

According to the Valuation Office Agency website the rateable value of the property in the 2010 rating list is  $\pm 5,000$ .

#### **ENERGY PERFORMANCE CERTIFICATE**

The property has been awarded an Energy Rating of D(80).

#### 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 in connection with this matter.

#### **VIEWING**

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fem Direct Line: 01952 521004 Mobile: 07967 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/2991



What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

Printcode: 20143

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