Workshop at 18 Queen Street, Wellington
Telford, Shropshire, TF1 1EH

- Single storey commercial unit extending to 1,033 sq ft (96 sq m)
- Providing workshop with large service counter, office, kitchen and WC
- Close to Wellington town centre, Morrison's supermarket and Just 4 Pets
- Free public car parking available in the surrounding area

Tel: 01952 521000
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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 and shopping in the area is anchored by a large Morrison's supermarket.

The subject property is situated in a mixed commercial and residential area along Queen Street. Queen Street is a one-way street and one of the main routes into Wellington town centre via Church Street. There are a number of commercial users nearby, including an accountants, dentist surgery, Indian restaurant and take-away, and car sales centre.

DESCRIPTION
The property comprises a single storey workshop unit of timber construction beneath a galvanised steel roof. It is accessed directly off Queen Street.

Internally, the accommodation is currently partitioned off to provide a large service counter reception/display area with workshop to the rear and a small office, kitchen and WC facilities beyond. There is also a boarded attic, accessed via a drop-down ladder, which may be utilised for additional storage space.

Outside, on-road car parking is available immediately to the front of the building and along Queen Street as well as a number of free public car parks close by.

ACCOMMODATION
Reception
Workshop
Office
Kitchen
WC facilities
Gross Internal Area 1,033 sq ft 96 sq m

SERVICES (NOT CHECKED)
We understand that mains water, drainage and electricity are available or connected to the property. However, interested parties are advised to make their own enquiries in this regard.

TENURE
Leasehold: The property is available to let on a new lease on terms to be agreed.

RENT
The quoting rent is £5,000 per annum exclusive.

PLANNING
The property was most recently utilised for general storage purposes, and prior to that it was occupied by a sign making business. However, it does lend itself towards a variety of alternative uses subject to the necessary planning consent. Interested parties should make their own enquiries with the Local Planning Authority.

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 £5,000.

ENERGY PERFORMANCE CERTIFICATE
The property has been awarded an Energy Rating of D(76).

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 Fern
Direct Line: 01952 521004
Mobile: 07957 828 569
Email: nathan@andrew-dixon.co.uk
Ref: BNF/3014

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.