



## Former Convenience Store, 1-3 King Street Wellington, Telford, Shropshire, TF1 3AJ

- Single storey retail unit/convenience store with former Post Office counter
- 2,852 sq ft (265 sq m) including offices, stores and WC facilities
- Site area of 0.16 ac including private customer car park to front
- Prominent position close to Wellington town centre



1-3 King Street  
Wellington, Telford

## LOCATION

Wellington is an established market town in the Borough of Telford & 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 retail and residential area with a prominent roadside position on King Street. It adjoins LRS Heating & Plumbing Supplies and other commercial occupiers in the immediate vicinity include Purity Gym and Headmasters hairdressing salon.

## DESCRIPTION

The property comprises a single storey retail premises with a glazed frontage onto King Street. It has most recently been utilised by Core Shops as a convenience store and includes a former Post Office counter.

The building is of brick construction beneath an insulated flat felt roof with stepped and ramped access to an automatic sliding door on the front elevation and a fire exit door to the rear. There is an electric security shutter to the glazed frontage.

Internally the accommodation is arranged to provide a generous retail area to the front, which is ideal for service aisles, with a former Post Office screened counter to the rear. Beyond are stores and offices, together with staff kitchen and ladies and gents WC facilities. The accommodation benefits from suspended ceilings incorporating fluorescent lighting and air conditioning units, and the floors are tiled throughout.

Outside, the property has the benefit of a tarmacadam customer car park to the front providing 11 car parking spaces and access onto King Street.

## ACCOMMODATION

Shop floor	2,018 sq ft	187 sq m
Former PO counter	102 sq ft	9 sq m
Stores/offices	424 sq ft	39 sq m
Kitchen	37 sq ft	3 sq m
WC's		
<b>Total Gross Internal Area</b>	<b>2,852 sq ft</b>	<b>265 sq m</b>



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## PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority at Telford & Wrekin Council - Tel: 01952 380380.

## TENURE

Leasehold: The property is available to let on a new lease on terms to be agreed. Please contact the agent for further details.

## RENT

Rent upon application.

## SERVICES

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

## 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 2017 rating list is £23,250.

# ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an Energy Rating of C(65).

**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 MRICS

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: [nathan@andrew-dixon.co.uk](mailto:nathan@andrew-dixon.co.uk)

**Ref: BNF/3051**



Printcode: 2014716

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