

ANDREW DIXON  
& COMPANY

Chartered Surveyors &  
Commercial Property Consultants

FOR SALE

MIXED RESIDENTIAL AND RETAIL PREMISES



## Cafe and Premises at 69 King Street Wellington, Telford, Shropshire, TF1 1NS

- Two-storey residential institution with associated ground floor cafe
- Total area 1,974 sq ft (183.55 sq m) including 4 en-suite bedrooms
- Prominent location in established residential area
- Potential to redevelop for other residential uses, subject to planning consent

Tel: 01952 521000  
[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW  
Telephone : 01952 521000  
Fax : 01952 521014  
Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)

# 69 King Street

## Wellington, Telford

### LOCATION

The property is located in the established market town of Wellington in Telford. It lies some 3 miles northwest of Telford Town Centre and a short distance from Junctions 6 and 7 of the M54 motorway. Wellington district centre accommodates a wide variety of retail uses and shopping in the area is anchored by a large Morrison's supermarket.

The property itself enjoys a prominent roadside position on King Street, in a predominantly residential area. It is adjoined on both sides by private dwellings and opposite the Kings Court residential development.

### DESCRIPTION

The property comprises a former public house, which has been converted to provide a two-storey 4-bedroom residential institution and adjoining single storey cafe.

The cafe forms the left-hand side of the building at ground floor level, with a pedestrian access directly off King Street. It has a capacity for approximately 32 covers and a kitchen/preparation area.

The two-storey residential element forms the right-hand side of the building with an independent access on the ground floor front elevation. The accommodation is currently arranged to provide a communal hallway, which has an office and lounge off. To the rear is a shared kitchen, with a bedroom and en-suite bathroom adjacent. On the first floor there are 3 further bedrooms, all having en-suite facilities.

Externally, there is a central communal courtyard area to the rear of the building.

The property does lend itself to conversion to multi-occupation and the lounge and office on the ground floor could easily be redeveloped to provide additional bedsits subject to planning permission.

### ACCOMMODATION

Cafe	599 sq ft	55.7 sq m
Ground floor residential	594 sq ft	55.2 sq m
First floor residential	781 sq ft	72.65 sq m
<b>Total Area</b>	<b>1,974 sq ft</b>	<b>183.55 sq m</b>

\*NB The Total Area excludes ground floor corridors



**MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991:** Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



### SERVICES

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

### PLANNING

We understand the property has planning permission for its existing residential institution and associated cafe use under Planning Permission TWC/2010/0095. However, the property is suitable for alternative residential uses, subject to planning permission, with the ground floor having the potential to be redeveloped to provide additional living space.

### TENURE

Freehold: The property is available to purchase as a whole on a freehold basis with vacant possession.

### PRICE

The asking price is £299,000 for the freehold interest.

### LOCAL AUTHORITY

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

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the cafe in the 2017 rating list is £9,500.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(75)

### 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.

### VIEWING

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

Contact: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

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

Ref: AGS/3484



Printcode: 20181031

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