

DEVELOPMENT OPPORTUNITY



Former Dunelm Site, Bridge Road, Wellington Telford, Shropshire, TF1 1ED

- Potential prime development site of circa 1.087 acres (0.44 hectares)
- Existing retail buildings of 25,551 square feet (2,373.69 square metres)
- Prominent roadside position on the edge of Wellington town centre
- Suitable for residential development subject to planning permission

Former Dunelm Site

Bridge Road, Wellington

LOCATION

The site is located in the attractive market town of Wellington, which lies approximately 5 miles west of central Telford, 15 miles east of the county town of Shrewsbury and 45 miles west of Birmingham city centre. Convenient access is afforded to the motorway network via Junction 6 of the M54.

The property itself enjoys a prominent roadside location on the edge of Wellington town centre, fronting onto Bridge Road to the north, with a return frontage onto Grooms Alley to the west. The immediate area is predominantly commercial with nearby occupiers including Morrisons, Aldi and Wilkinson. There is some residential development to the west.

The site is well served by public transport and situated within walking distance of both Wellington train station - which has direct links to Birmingham New Street, Shrewsbury, Telford, Wolverhampton and London Euston - and Wellington bus station.

DESCRIPTION

The property comprises a Brownfield site extending to approximately 1.087 acres (0.44 hectares), which is accessed off Bridge Road and currently incorporates the former Dunelm retail store and premises. It essentially consists of two substantial adjoining buildings.

The main two-storey structure was originally purpose built as a cinema in the 1930's and features a white Art Deco facade. The cinema was closed in the 1980's and the building stripped out. The ground floor accommodation was most recently utilised by Dunelm as a fabric store alongside their main retail premises.

Adjoining the former cinema/fabric store to the north is a more modern single storey structure, which probably dates from around 1970. This previously served as Dunelm's main retail store/warehouse.

To the south of the site is a good sized car park, which is largely gravel/hardstanding with space for approximately 45 cars.

ACCOMMODATION

Former cinema/fabric store	7,465 sq ft	693.50 sq m
Former retail store/warehouse	18,086 sq ft	1,680 sq m
Total Area	25,551 sq ft	2,383.69 sq m



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 site. 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 currently has planning permission for uses within Class A1 Retail of the Town & Country Planning Act 1987 (Use Class Order 2005).

The site has been vacant since 2012 and does lend itself towards redevelopment, in particular for residential purposes, subject to planning permission and the demolition/conversion of the existing buildings. Interested parties are advised to make their own enquiries in this regard.

TENURE & PRICE

Freehold: The site as a whole is available to purchase on a freehold basis. Price upon application.

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 property in the 2017 rating list is £150,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(82) for the ground floor of the former cinema/fabric store and C(59) for the retail warehouse.

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: Andrew Dixon MRICS

Direct Line: 01952 521005 Mobile: 07957 828 565

Email: andrew@andrew-dixon.co.uk Ref: JAGD/3504



Printcode: 2019211

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.

ANDREW DIXON
& COMPANY

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