

CAR SHOWROOM AND GARAGE WORKSHOPS



## Car Garage, Bennetts Bank, Wellington Telford, Shropshire, TF1 2DQ

- Garage workshop of 1,574 sq ft (146.3 sq m) on secure site of 0.25 ac (0.1ha)
- Substantial car sales pitch with circa 34 display/parking spaces
- Prominent roadside location on Ketley Brook Roundabout
- Low site coverage

# Car Garage

## Bennetts Bank, Wellington, Telford

### LOCATION

The property enjoys a prominent location on the Ketley Brook Roundabout at Bennetts Bank in Wellington.

Wellington is a 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 5 and 6 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.

### DESCRIPTION

The property comprises a well located car garage with substantial sales pitch on a secure site of approximately 0.25 acres (0.1 hectares).

The detached, single storey building has a pedestrian entrance to the front elevation, together with roller shutter access. Internally, it provides a vehicle workshop with partitioned office and WC, benefitting from a concrete floor and fluorescent strip lighting throughout.

Externally, the site is secured by steel palisade fencing with two gated access points off Bennetts Bank. There is a large car sales pitch to the front of the building, incorporating a mixture of concrete, tarmac and stoned surfaces and providing approximately 34 display/parking spaces in total.

### ACCOMMODATION

Gross Internal Area 1,574 sq ft (146.3 sq m)

### 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

Interested parties are advised to make their own enquiries with the Local Planning Authority.

### TENURE

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



### PRICE / RENT

Quoting rent £33,000 per annum exclusive.

### LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA - Tel: 01952 380000.

### BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the upcoming 2026 Rating List is £20,000

### ENERGY PERFORMANCE CERTIFICATE

The property has 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.

### ANTI MONEY LAUNDERING

A successful purchaser/tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

### VIEWING

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

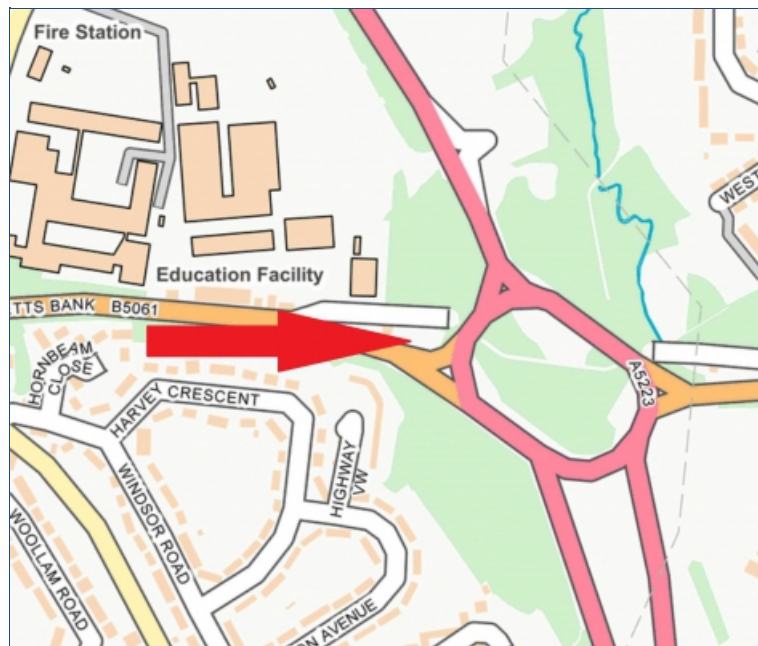
Contact: Sam Dolphin

Direct Line: 01952 521008

Mobile: 07497 204496

Email: sam@andrew-dixon.co.uk

Ref: SJD/4181



Printcode: 2026225

### 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.

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