



UNIT 2, 15 & 15A, Wellington Road, Muxton Telford, Shropshire, TF2 8NQ

- Ground floor shop and first floor flat available together
- Shop extends to approximately 824 sq ft (76.58 sq m)
- Generous size three bedroom flat
- Popular location along Wellington Road adjoining Ladbrokes

UNIT 2, 15 & 15a

Muxton, Telford

LOCATION

The property is situated in a mixed commercial and residential area, at the junction of Wellington Road and School Road/Donnington Wood Way (A4640) in Muxton, Telford. It enjoys a prominent roadside frontage with a Council owned car park directly opposite.

Muxton is a village on the north eastern outskirts of Telford New Town, which lies between Lilleshall and Donnington and approximately 4 miles southwest of the market town of Newport and 5 miles northeast of Telford Town Centre.

The property also lies in close proximity to a petrol filling station, McDonalds drive-thru and the Brewers Fayre public house and restaurant with adjacent Premier Inn.

DESCRIPTION

The property comprises a ground floor shop and self contained first floor flat which are available to let as a whole. Unit 2, 15 Wellington Road comprises a ground floor shop which is currently sub divided to provide main reception area, consultation rooms and rear storage area complete with two toilets and sinks throughout. The shop has a tiled floor, suspended ceilings incorporating fluorescent lighting units and gas central heating. The shop has a glazed frontage with incorporating a customer entrance and external security roller shutter. The shop also has a rear access.

The first floor flat is self contained and accessed from the rear of the property. There is an entrance hall and stairs rising to the kitchen and through to a lounge/dining room. There are three double bedrooms and a family bathroom. The flat benefits from gas central heating with all mounted radiators. The flat has a mixture of lighting and floor coverings and is of a generous size.

ACCOMMODATION

Area Description	Sq Ft	Sq M
Ground floor shop	824	76.58
First floor flat	810	75.30

PLANNING

The property currently has planning permission for Class E and C3 use of the Town and Country Planning (Use Classes) Order 1987 (as amended).

TENURE

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



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RENT

Leasehold: £26,000 per annum

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.

SERVICE CHARGE

Details upon request from the letting agent.

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 £8,600. The flat is rated under Band A for council tax purposes.

ENERGY PERFORMANCE CERTIFICATE

The retail unit has an Energy Rating of D-88, and the flat has a rating of D-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.

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/4233



Printcode: 2026630

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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