

DETACHED COMMERCIAL PROPERTY



6 Gower Street, St Georges
Telford, Shropshire TF2 9JR

- Retail premises extending to 1,250 sq ft (116 sq m) plus a garage
- Prominent position, on the corner of Gower Street and Granville Street in the Centre of St Georges
- Detached commercial property located on a corner plot
- Car parking for approximately 10 vehicles

6 Gower Street

St Georges, Telford

LOCATION

The property is located in St Georges in north Telford, approximately 1 mile east of Oakengates and 0.5 miles west of Priorslee. Telford Town centre is 1.5 miles away from Junctions 4 and 5 of the M54 motorway.

The property itself is situated at the junction of Gower Street and Granville Street in the centre of St Georges, occupying a prominent roadside position. The immediate area comprises a mix of residential and commercial uses.

DESCRIPTION

The property comprises a modern commercial building extending to 1,250 sq ft of traditional brick construction with a tiled pitched roof and a lean-to extension to the rear.

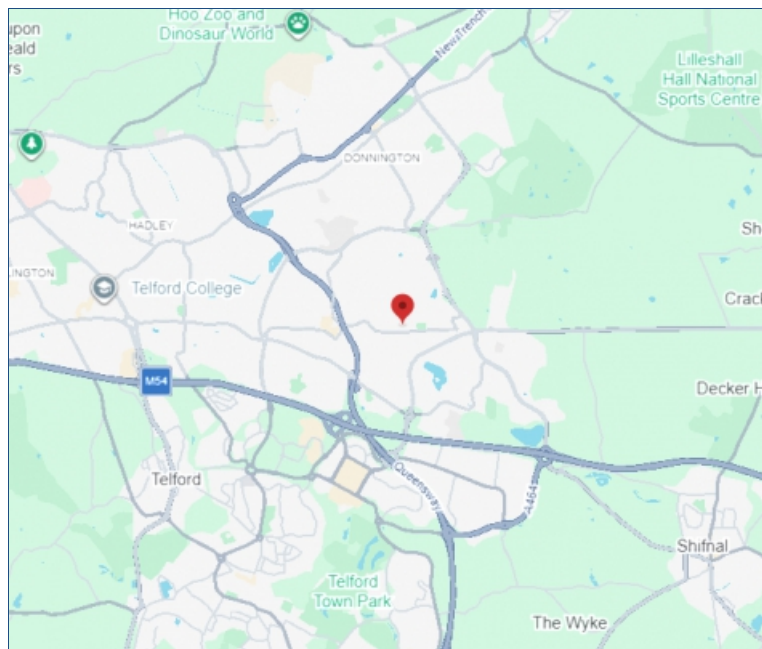
The property was most recently used as a veterinary surgery and comprises a reception, waiting room, consulting rooms and operating theatres.

Externally, the property also benefits from a detached storage unit/garage and private dedicated parking for approximately 10 vehicles.

The property occupies a total site of 0.128 acres.

ACCOMMODATION

Area Description	Sq Ft	Sq M
Front reception/waiting area	475	44.15
Step down to:		
Further waiting area	86	7.96
Consulting room 1	90	8.34
Consulting room 2	42	3.88
Staff/customer WC		
Consulting room 3	77	7.11
Dispensing area	32	2.95
Preparation room	69	6.46
Operating theatre	380	36.36
Detached storage building	125	11.6
Net Internal Area	1,250	116.48



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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.

RENT

The property offers a guide rent of £15,000 per annum.

SERVICES

We understand that mains water, electricity and drainage 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.

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 2026 Rating List is £16,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D-89.

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 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: Sam Dolphin
Contact: Sam Dolphin
Direct Line: 01952 521008
Mobile: 07497 204496
Email: sam@andrew-dixon.co.uk
Ref: SJD/4251



Printcode: 2026923

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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