



## Commercial Units at Allscott Meads, Allscott Telford, Shropshire, TF6 5EQ

- Brand new terrace of modern, quality retail/commercial units now available
- Ranging from 796 to 3,013 square feet (74 to 280 square metres)
- Forming part of attractive 64-acre residential-led site providing 470 new homes
- On site primary school (subject to planning) and sports and social club nearby



# Commercial Units

## Allscott Meads, Telford

### LOCATION

The property is part of a modern mixed residential and commercial scheme on the site of the former Sugar Beet factory at Allscott, which has recently been subject to residential development by S J Roberts Homes Limited.

Allscott Meads is situated on the B4394 just outside Allscott Village, which falls within the Parish of Wrockwardine and the Borough of Telford & Wrekin. It lies between the main urban centres of Telford (6.5 miles) and Shrewsbury (10 miles). The market town of Wellington is approximately 3 miles to the east.

Despite its rural location, the site is conveniently located in close proximity to transport connections, facilities and public services. Junction 7 of the M54 motorway is only 2 miles distant and the nearest railway station is in Wellington.

### DESCRIPTION

The property forms part of an attractive residential led development comprising approximately 470 new homes with an on-site primary school, subject to planning permission, and a sports and social club nearby.

The scheme also provides for a small development of modern retail/commercial units, which are well positioned between the housing estate and the primary school.

The accommodation will comprise a terrace of 5 individual retail/commercial units with car parking bays (including disabled facilities) and landscaping to the front and service and delivery yards to the rear as per the artist's impression.

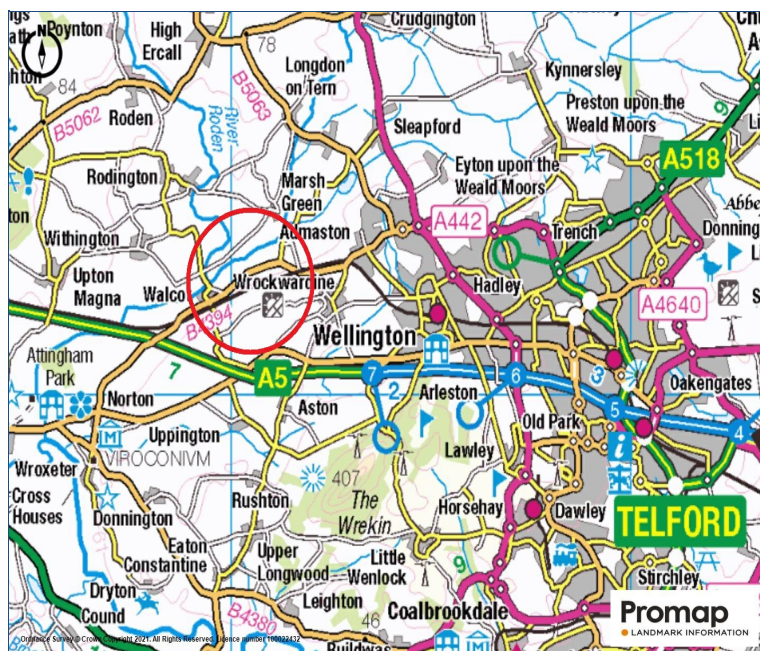
The units will be constructed to a shell specification in readiness for a tenant's fit out works..

### ACCOMMODATION

Unit 1	796 sq ft	74 sq m	Available
Unit 2	796 sq ft	74 sq m	Available
Unit 3	796 sq ft	74 sq m	Available
Unit 4	2,152 sq ft	200 sq m	Available
Unit 5	3,013 sq ft	280 sq m	Under Offer
<b>Total</b>	<b>7,553 sq ft</b>	<b>702 sq m</b>	

### SERVICES

We understand that all mains services are available to the site. We have not tested these services and interested parties should make their own enquiries.



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### PLANNING

The developers are looking to attract retail/healthcare users sympathetic to the village location. Interested parties are advised to make their own enquiries in this regard.

### TENURE

Leasehold: The units are available individually or combined on new full repairing and insuring leases on terms to be agreed.

### RENT

Rents upon application.

### SERVICE CHARGE

A service charge will be levied by the landowner for the upkeep and maintenance of the communal areas. Further details upon request.

### LOCAL AUTHORITY

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

### BUSINESS RATES

The units will need to be assessed for business rates in due course.

### ENERGY PERFORMANCE CERTIFICATE

The units will be assessed upon completion and EPC's will be provided.

### 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

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Ref: AGS/3747



Printcode: 2021112

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