

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

INVESTMENT OPPORTUNITY



Units 1-3, 15 Wellington Road & 15A Wellington Road, Muxton, Telford, Shropshire, TF2 8NQ

- Mixed-use retail and residential investment premises in prominent location
- Established parade of 3 ground floor shops and self-contained residential flat above
- Popular location just off Wellington Road, close to Clock Tower Roundabout
- Currently producing a rental income of £46,700 per annum

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Units 1-3 and 15A

Wellington Road, Telford

LOCATION

Muxton lies on the north eastern outskirts of Telford New Town between the villages of Lilleshall and Donnington. It is located approximately 4 miles southwest of the market town of Newport and 5 miles northeast of Telford town centre.

The property itself is situated in a mixed commercial and residential area at the junction of Wellington Road and School Road/Donnington Wood Way (A4640). It enjoys a prominent roadside frontage with a Council owned car park directly opposite and in close proximity to a petrol filling station, McDonalds drive-thru and Brewers Fayre public house and restaurant with adjacent Premier Inn.

DESCRIPTION

An opportunity to acquire a mixed-use commercial and residential investment in a prominent location.

The property comprises a former detached house, which has been converted and extended over the years to provide three ground floor retail units known as Units 1-3, 15 Wellington Road, and a self-contained first floor flat known as 15A Wellington Road. The building occupies a total site area of 0.12 acres (0.05 hectares) including some external space.

Unit 1 is let to an established fish and chip shop and benefits from a full height, aluminium framed and glazed shop frontage onto Wellington Road, as well as patio doors leading to an enclosed outside seating area to the side and a small service yard to the rear.

Unit 2 is let to a veterinary practice albeit the tenant is no longer in occupation. It benefits from half-glazed uPVC panels to the front and has a small service yard area to the rear.

Unit 3 is let to Ladbrokes as a betting shop and benefits from a full height timber framed and glazed shop frontage onto Wellington Road, complete with small service yard area to the rear.

Flat 15A is accessed to the rear of the building and provides self-contained 2-bed living accommodation with a private entrance and staircase.

There is no on-site car parking included within the demise, but the property is conveniently located directly opposite a Council owned car park accessed off Wellington Road. Car parking is also available in the small lay-by immediately to the front of the building, as well as to the side.



Consumer Protection From Unfair Trading Regulations 2008: 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.



ACCOMMODATION

Ground Floor Shops	Unit 1	914 sq ft	84.97 sq m
	Unit 2	824 sq ft	76.58 sq m
	Unit 3	920 sq ft	85.47 sq m
Gross Internal Area excl. WC facilities		2,658 sq ft	247.02 sq m
First Floor Flat	Flat 15A	1,001 sq ft	93.00 sq m

SERVICES

We understand that all mains services are available or connected to the property. However, it should be noted that we have not checked or tested these services

PLANNING

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

The property does offer some redevelopment potential, subject to planning consent.

TENURE

The investment is available to purchase freehold subject to the existing occupational leases as per the Tenancy Schedule overleaf.

It is intended that the property will be sold as a TOGC.

PRICE

Offers over £550,000 are invited for the freehold interest.

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: Nathan Fern

Direct Line: 01952 521004 Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/4028



Printcode: 2025225

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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TENANCY SCHEDULE

Unit No.	Tenant	Rent per annum	Lease	Rent Review
Unit 1 15 Wellington Road	Aminder Singh Sandhu, Baljinder Kaur, Harjinder Singh & Baljinder Kaur Cheema t/a The Fish and Chip Bros.	£12,000	Assignment of original lease with just under 15 years unexpired guaranteed by original tenant	3 yearly Next review 01/09/2026
Unit 2 15 Wellington Road	CVS (UK) Ltd t/as Haygate Veterinary Centre	£11,000	Lease dated 05/12/2003 for 25 years from 01/04/2003	5 yearly from 01/05/2008
Unit 3 15 Wellington Road	Ladbrokes Ltd	£11,000	Lease dated 08/11/2002 for 25 years from 11/11/2002	5 yearly from 01/11/2007
Flat 15A Wellington Road	Private individual	£13,200 (£1,100 pcm)	Standard Assured Shorthold Tenancy (AST) with all inclusive rent	
Total Rental Income		£46,700 per annum		

BUSINESS RATES AND EPC'S

Unit No.	Business Rates	EPC
Unit 1	£4,650	C-62
Unit 2	£6,400	TBA
Unit 3	£6,800	TBA
Flat 15A	Band A Council Tax	D-65

AERIAL SITE PLAN
Red-line boundary for illustrative purposes only

