

TO LET

TSR

TOWLER SHAW ROBERTS

ATTRACTIVE RETAIL/CAFÉ PREMISES IN PROMINENT TOWN CENTRE LOCATION



**12 CROWN STREET
WELLINGTON
TELFORD
SHROPSHIRE
TF1 1LP**

- Attractive town centre ground floor retail/café premises extending to approx. 598 sqft (55.57 sqm).
- Well-appointed and attractive accommodation benefiting from its own kitchen and toilet facilities.
- Highly sought after Town Centre accommodation within walking distance of Wellington Train Station and all local amenities.
- Available on a new Lease. Rent: **£8,500** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a prominent position fronting Crown Street within the main retail area of Wellington Town Centre. The property is also situated in close proximity of the indoor market and other national retailers including Greggs, Subway, and a variety of independent local retailers.

Wellington is the principal District Centre of the Telford conurbation situated 4 miles North West of Telford Town Centre and its associated shopping and leisure facilities. The M54 motorway is approximately 1 mile South providing easy access to the M6 and the West Midlands conurbation with Shrewsbury Town Centre approximately 12 miles west.

Description

The property comprises an attractive ground floor retail unit extending to approx. 598 sqft (55.57 sqm) being of traditional brick construction. The property has been fitted out to a modern standard, benefitting from suspended ceiling with inset LED lighting, air conditioning, vinyl flooring and attractive glazed frontage. The property features an open plan front retail sales area, with separate preparation area, kitchen and toilet facilities to the rear.

The unit is currently trading as a café/bakery but is considered suitable for a wide range of uses (subject to planning)

Accommodation

	Sqft	Sqm
Front Sales	334	31.06
Rear Preparation Area	184	17.17
Kitchenette	62	5.76
Storeroom	17	1.58
Total	598	55.57

Services (Not Checked or Tested)

Mains water, electricity, gas and drainage services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The property is available To Let on new Lease on a Tenant's apportioned full repairing and insuring basis for a term to be agreed, subject to upward only rent reviews at 3 yearly intervals.

Rent

£8,500 per annum exclusive

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Shop and premises
Rateable Value – £11,500

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at

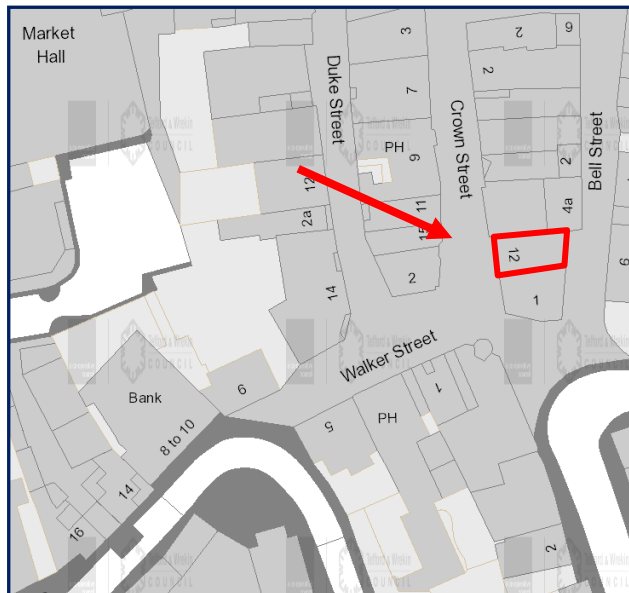
Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Asset Rating: D (94)

Planning

Interested parties are advised to make their own enquiry with the Local Authority in relation to their proposed use for the property.

Local Authority

Telford and Wrekin Council, Civic Offices, Telford, Shropshire, TF3 4LD.
Tel: 01952 380000

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

April 2023

Consumer Protection from Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."