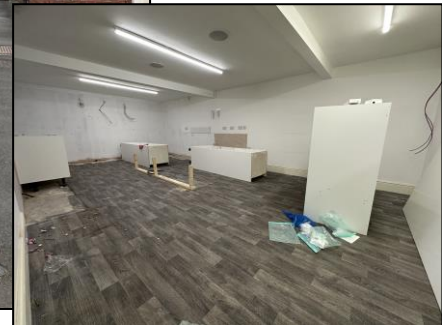


TO LET

TSR

TOWLER SHAW ROBERTS

ATTRACTIVE RETAIL/BUSINESS PREMISES IN ESTABLISHED COMMERCIAL/RESIDENTIAL AREA



18 QUEEN STREET
WELLINGTON
TELFORD
SHROPSHIRE
TF1 1EH

- Attractive single-story retail/business premises extending to approx. 1,204 sqft (111.87 sqm).
- Well-appointed and spacious accommodation fitted out to a modern standard, suitable for a variety of uses, (subject to planning)
- Conveniently located within established residential and commercial area of Wellington, within walking distance of Wellington Train Station and other amenities.
- Available on a new Lease. Rent: **£10,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property occupies a prominent position fronting Queen Street within an established residential and commercial area of Wellington within walking distance of the main retail centre and public car parks. On-street parking is available in Queen Street itself.

The property is also situated in close proximity of the Morrisons and Aldi supermarkets, along with a variety of independent local retailers in the near vicinity.

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 single-story retail/business premises extending to approx. 1,204 sqft (111.87 sqm) being of traditional brick construction with a pitched roof. The property has been fitted out to a modern standard, benefitting from plastered and painted walls and ceiling, LED and fitted spot lighting, air conditioning and vinyl flooring. The property features an open plan front retail sales area, with partitioning to create a kitchen/preparation area to the front of the property, with further storage, offices and W.C facilities at the rear.

The premises were previously used as a café and storage facility but is considered suitable for a wide range of commercial uses (subject to planning)

Accommodation

	Sqft	Sqm
Front Sales & Preparation Area	718	66.72
Storage 1	100	9.28
Storage 2	29	2.69
Male and Female W.C		
Storage 3	161	15.00
Office 1	43	4.00
Office 2	37	3.40
Kitchen/ Staff Room	116	10.78
Total	1,204	111.87

Services (Not Checked or Tested)

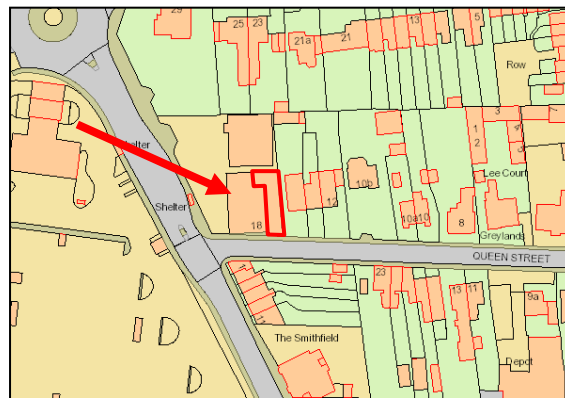
Mains water, electricity and drainage services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

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

Rent

£10,000 per annum exclusive



For Reference purpose only

Scale: Not to Scale

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 – Office and premises
Rateable Value – £6,300

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.

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.

September 2023

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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Important Notice

"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."