ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE/TO LET

RETAIL PREMISES/REDEVELOPMENT OPPORTUNITY



Premises at 6 Crown Street, Wellington

Telford, Shropshire, TF1 1LP

- Two-storey retail premises extending to approximately 1,689 sq ft (156.9 sq m)
- Including first floor storage and substantial full height attic space
- Dual shop frontage onto Crown Street and Bell Street
- Upper floors have redevelopment potential subject to planning consent

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6 Crown Street
Wellington, Telford



LOCATION

The property is located in the market town of Wellington, approximately 4 miles from Telford Town Centre, and enjoys good road links to the national motorway network via Junctions 6 and 7 of the M54 motorway.

Wellington is an urban centre of mixed housing types, with the commercial core accommodating a range of nationwide chains and small local businesses, mainly concentrated around the hub of New Street and Market Square.

The property itself is situated within Wellington town centre, just off New Street, having a dual frontage onto Crown Street and Bell Street. The immediate area is dominated by Greggs, Boots and Ladbrookes.

DESCRIPTION

The property comprises a substantial two-storey retail premises, which is currently utilised by a single occupier. However the building has historically been let as two separate retail units and does lend itself to multi-occupation, subject to the accommodation being split.

The ground floor currently provides an open plan retail area with a double shop frontage. On the first floor there is a storage area with a small kitchen and WC facility.

The property also includes full height attic space, which is accessed via an internal hatch. This could easily be converted to provide further storage space or similar.

The accommodation benefits from a variety of lighting units throughout, carpeted floors and electric panel heating.

ACCOMMODATION

Ground floor	947 sq ft	88.0 sq m
First floor	355 sq ft	32.9 sq m
Attic space	387 sq ft	36 sq m
Total Net Internal Area	**1,689 sq ft**	**156.9 sq m**

SERVICES (NOT CHECKED OR TESTED)

We understand that mains electricty, water and drainage are connected to the site. There is currently no gas supply. However, interested parties should make their own enquiries.



PLANNING

We understand the property has planning permission for uses within Class A1 of the Town & Country Planning Act 1987 (Use Class Order 2005). However, there is some scope for a change of use to residential on the upper floors, subject to the necessary planning consent.

TENURE

The property is available to rent based on a new full repairing and insuring lease on terms to be agreed. Alternatively, it is offered for sale freehold with vacant possession.

RENT (PRICE)

The quoting rent is £12,000 per annum exclusive. In the event of a sale, the asking price is £139,950 for the freehold interest.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £10,750.

ENERGY PERFORMANCE CERTIFICATE

Currently being assessed.

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.

VIEWING

Strictly by prior appointment with the Agent's Telford office:
Contact: Alex Smith MRICS
Direct Line: 01952 521007
Mobile: 07795 275 113
Email: alex@andrew-dixon.co.uk
Ref: AGS/3456

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.

Printcode: 2018524

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