To Let



Town Centre Office/Retail Accommodation 67 New Street, Wellington, Telford TF1 1NW



Two storey extending to 4450ft² (413m²) NIA Ground Floor DDA compliant Flexible lease terms



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Location

Wellington is a market town in the northwest of Telford, approximately 4 miles west of Telford Town Centre. It is a busy commercial centre with good transport links, having a railway station connecting to Shrewsbury to the west and Telford, Wolverhampton and Birmingham to the east. The M54 motorway is on the edge of the town.

New Street is the principal retail area within the town, the property is situated at the top end of the street close to Boots, Clarks and Wetherspoon's public house.



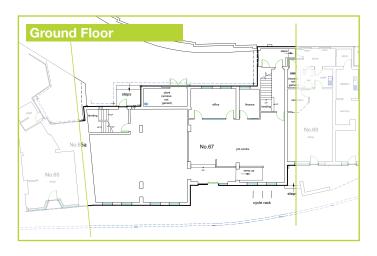
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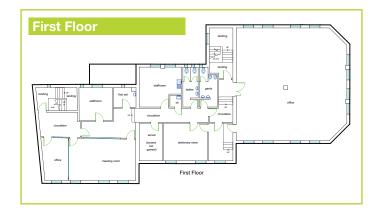
Description

The property was constructed in the 1980s of brick with pitched tile roof, along with an adjoining retail unit and café. The first floor of the premises extends over these properties. It is currently operated as a Job Centre, with A2 planning consent, predominantly open plan at ground floor and with offices at first floor.

Accommodation

Ground Floor - sales/office 1,826 ft² NIA
Stores 122 ft² NIA
First Floor - Office 2,502 ft² NIA





Planning

Currently A2 use classes order, change to A1 is likely to be permitted. Interested parties should make their own enquiries with the Telford & Wrekin Planning Authority.

Tenure/Rent

The premises would be let on a new lease, terms to be agreed. The initial rent would be £36,000 per annum plus VAT.

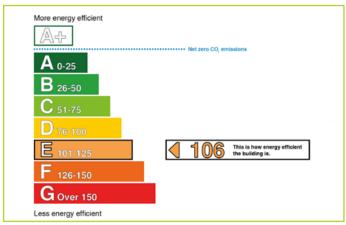
Business Rates

The premises has a rateable value of £32,000.

Legal Costs

The ingoing Lessee shall be responsible for meeting the Authority's Legal and Surveyors fees incurred in the transaction totalling £500.00 plus VAT.

EPC



67 New Street, Wellington, Telford TF1 1NW

Viewings

To arrange a viewing or for further details please contact:

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Estates & Investments, Telford & Wrekin Council, Wellington Civic & Leisure Centre, Larkin Way, Telford TF1 1LX

MISREPRESENTATION ACT 1967

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- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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