



**TO LET – POTENTIAL COFFEE DRIVE THRU/CAFÉ OPPORTUNITY**

**MADELEY COURT WAY | TELFORD | SHROPSHIRE | TF7 5RQ**





# KEY POINTS

# 0.57

ACRES



LOCATED ADJACENT TO  
KFC AND LIDL IN  
MADELEY, TELFORD


PROPOSED DESIGN AND  
BUILD OPPORTUNITY,  
SUBJECT TO SATISFACTORY  
CONSENTS


ALL MEASUREMENTS ARE APPROXIMATE



RENT  
**UPON  
APPLICATION**

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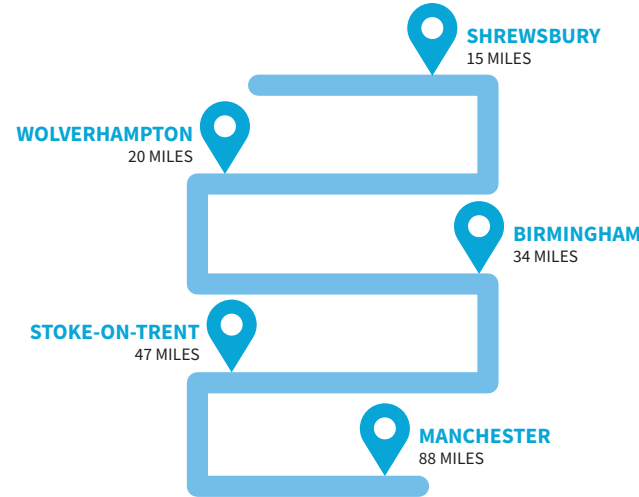
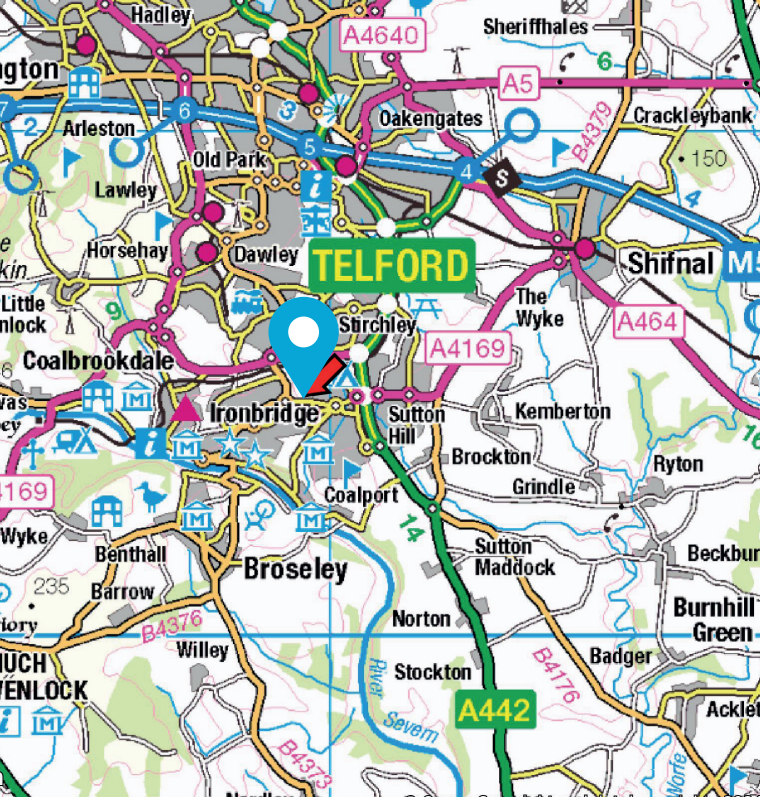


Ellie Studley

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## LOCATION

The site on which it is proposed to construct the drive thru is located fronting onto Madeley Court Way in the area of the town of Telford known as Madeley. Surrounding occupiers comprise of a variety of food and retail related uses including Aldi, Lidl, KFC and Subway. The opportunity forms part of a neighbourhood development and is positioned within proximity of all local amenities. It is within easy access of the Queensway (A442) and is approximately 3.5 miles south of Telford town centre.

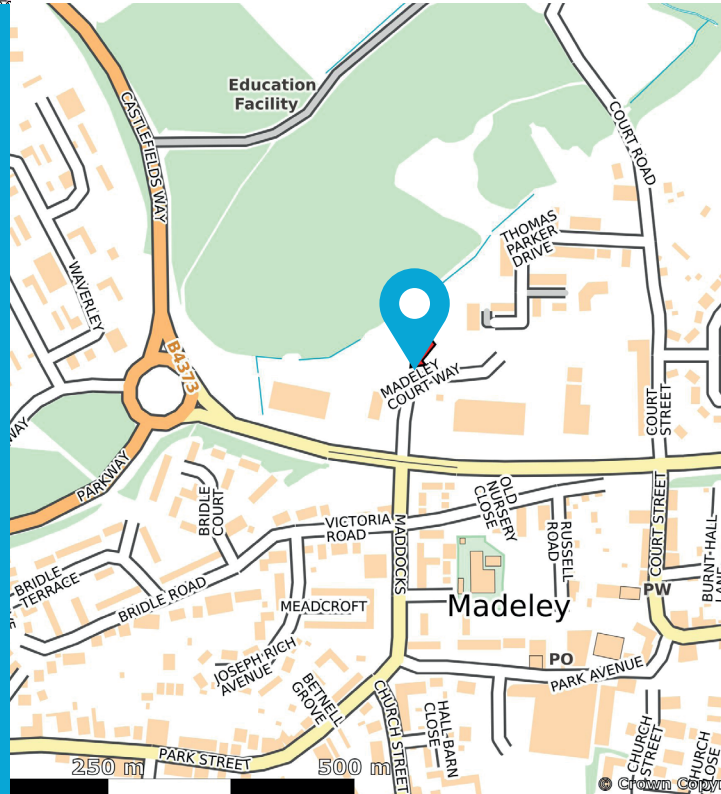
Significant investment and regeneration in recent years has seen Telford become the fastest growing town in the West Midlands. Located 35 miles west of Birmingham and 15 miles east of Shrewsbury with excellent transport links.



TELFORD & WREKIN  
POPULATION

188,000

APPROXIMATELY



what3words  
protrude.feathers.breed





## DESCRIPTION

The property provides the opportunity to let a drive thru development that will be constructed to meet occupier specific requirements, subject to agreement of terms.

The site extends to approximately 0.57 acres (0.23 hectares) and it is proposed by the owners of the land, Telford and Wrekin Council, to obtain planning permission and develop to provide a drive thru for a coffee type operator.

The site is located fronting onto Madeley Court Way and will be accessed from this road.

The images within these particulars are for illustration only and the opportunity can be developed to meet specific occupier requirements, subject to terms.









## TENURE

The completed development will be let by way of an agreement to lease being entered into between the parties on terms to be agreed. Further details from the letting agents upon request.

## SERVICES

(not tested)

All mains services are understood to be available for connection to the development, subject to normal connection charges. These will be provided as part of the agreed specification of the development.

## RENT

Subject to negotiation. Further details available from the letting agents upon request

## ACCOMMODATION

(all measurements approximate)

Total Site Area

0.57 acres (0.23 hectares)

## RATEABLE VALUE

To be assessed

## EPC

To be provided at completion of the development

## PLANNING

It is proposed that planning consent will be obtained by the landowner, Telford and Wrekin Council, for a coffee drive thru development to meet the specific requirements of the occupier.

Further details available from the letting agents upon request.

## LEGAL COSTS

Each party are to bear their own legal costs

## LOCAL AUTHORITY


Telford and Wrekin Council

Darby House

Lawn Central

Town Centre

Telford TF3 4JA

 01952 380000


 [TELFORD & WREKIN COUNCIL WEBSITE](#)



## VIEWING

Strictly by prior arrangement with the letting agents. For more information or to arrange a viewing please contact:

Commercial Department

 01743 450 700

 [commercialmarketing@halls.gb.com](mailto:commercialmarketing@halls.gb.com)

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