



Telford & Wrekin  
Co-operative Council

Protect, care and invest  
to create a better borough



# To Let

## Unit 18 Limes Walk

Oakengates, Telford, TF2 6EP



Premises extending to 554ft<sup>2</sup> (50.5m<sup>2</sup>)



01952 384333



estates&investments@telford.gov.uk



www.estatesandinvestments.co.uk

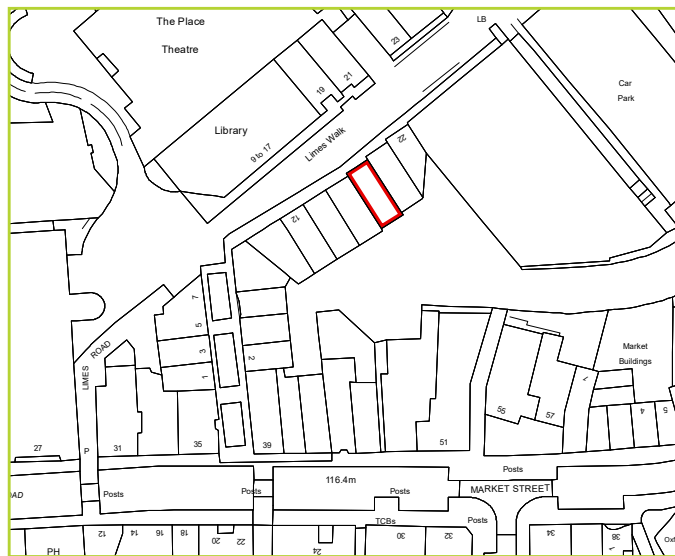


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Investing in Telford and Wrekin  
**Creating a better Oakengates**

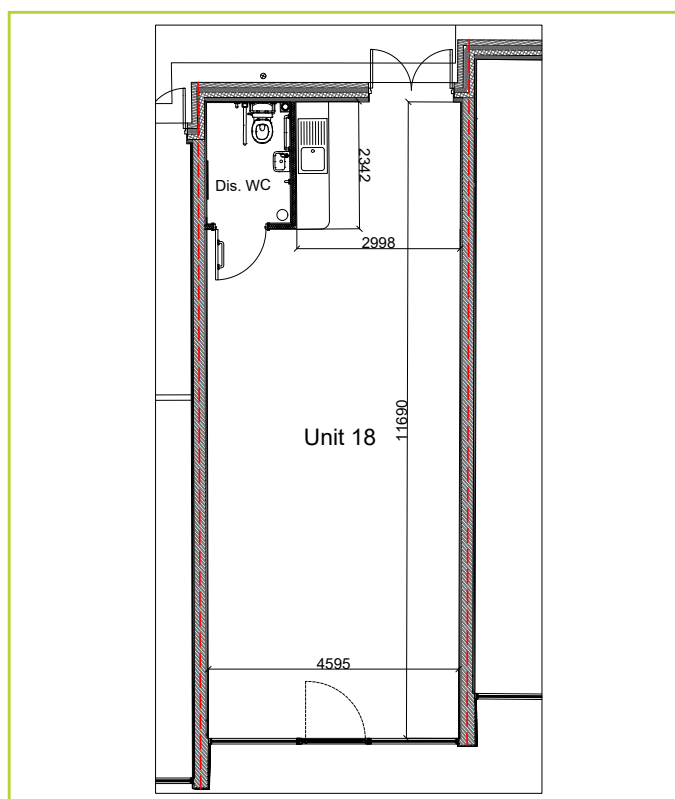
## Description

An opportunity to lease a retail unit in the heart of Oakengates, within the newly refurbished Theatre Quarter. Ideally positioned directly opposite Oakengates Theatre, which is currently undergoing a major redevelopment.



## Accommodation

Net internal area of 554ft<sup>2</sup> (50.50m<sup>2</sup>) with a disabled WC. The premises has been refurbished to a shell finish, with basic lighting, electrics, and a panel heater. Details of the proposed fit out to be submitted as part of the application for this premises.



## Town Planning

The property currently has consent for retail use. Planning permission would be required for any alternative uses (please note hot food takeaways will not be permitted).

## Retail Use Exclusions

Applications for a supermarket or similar food use will not be considered. Specialist food uses may be accepted.

## Services

The property has a single-phase electrical supply and mains water. There is no gas supply.

## Tenure

The property is available on a leasehold basis with flexible terms to be negotiated.

## Rent

£8,000 plus VAT per annum.

## Business Rates

To be assessed. The tenant shall be responsible for the payment of business rates.

## Energy Performance Certificate

EPC – B (43).

## Service Charge

There will be an annual service charge payable by all occupiers to maintain the external areas of the building and common areas on the estate.

## Insurance

The landlord will insure the structure of the buildings and recover an annual premium from the tenant. Tenants shall be responsible for insuring the windows in the shop frontage and their own contents insurance.

## Viewing

To arrange a viewing or for further details please contact:

**Mandy Williams – Estates Officer**

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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract.
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- (iii) no person in the employment of Telford & Wrekin Council has any authority to make or give any representation or warranty whatever in relation to this property.

- (iv) the reference to any plant, machinery, equipment, fixtures fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective lessees should satisfy themselves as to the fitness for their requirements.

Designed by the Design Team, Corporate Communications.  
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