



Telford & Wrekin
Co-operative Council

Protect, care and invest
to create a better borough



To Let

Unit 1, 27 Market Street, Oakengates, Telford TF2 6EL



Premises extending to 331m²/3,563ft²



01952 384333



estatesandinvestments@telford.gov.uk

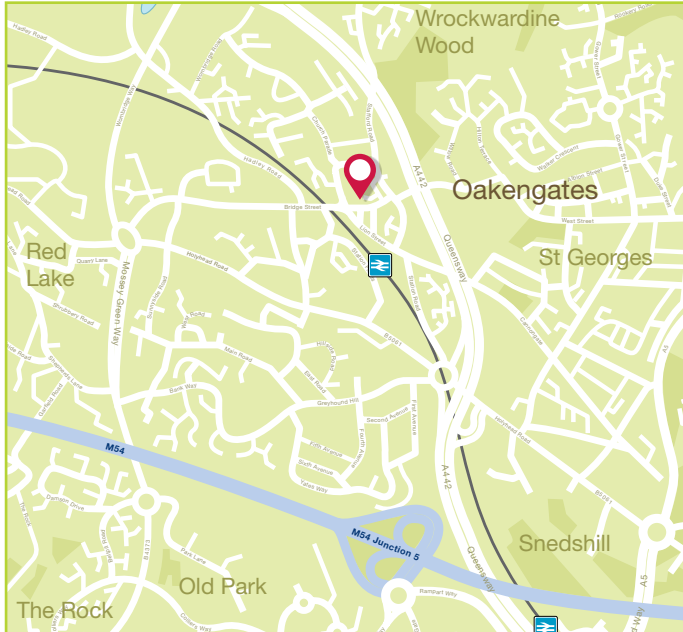


www.estatesandinvestments.co.uk

Unit 1, 27 Market Street, Oakengates, Telford TF2 6EL

Description

An opportunity to lease a substantial premises located on Market Street within the heart of Oakengates, adjacent to the newly refurbished Theatre Quarter.



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Location

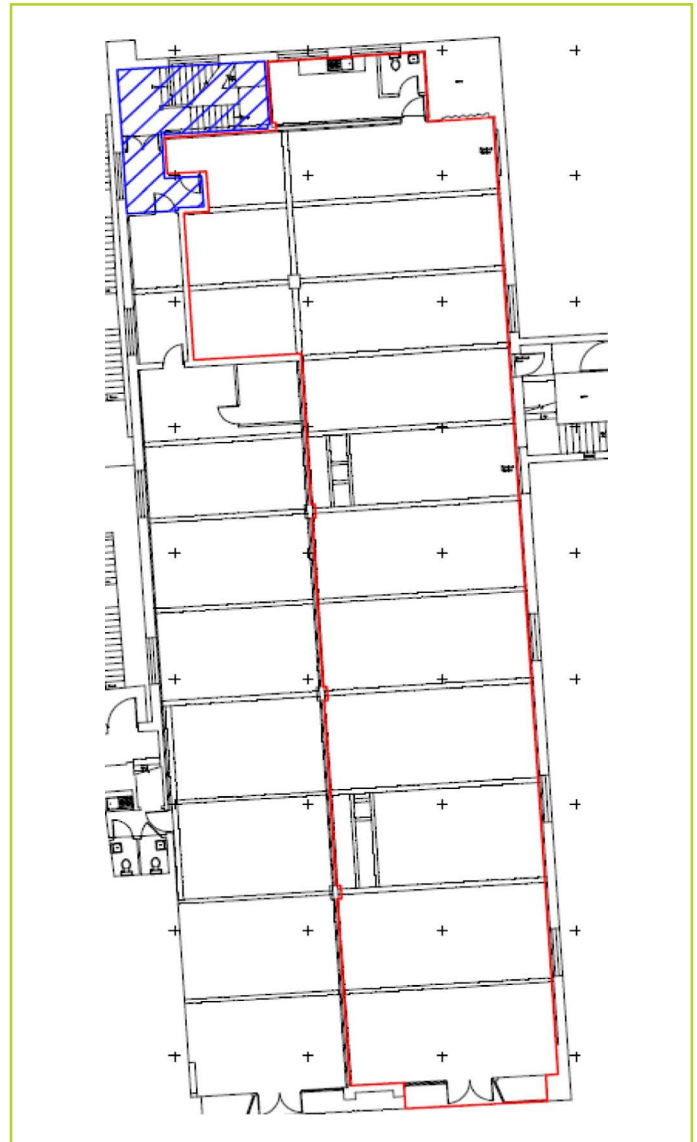
Oakengates is a thriving local town providing a variety of local amenities, with a bus and train station within a minutes' walk of the centre. There is easy access from the A442 Queensway, with extensive free parking immediately adjacent to the shopping centre.

Accommodation

This is a double frontage ground floor premises, with a recessed window display area, large open plan shop floor, together with kitchen and toilet facilities. It has a net internal area of 331m²/3,563ft² (excluding the kitchen, toilet, and recessed display area). Fixtures and fittings include electrical and lighting, shared heating, counter at the entrance, carpeting throughout and roller shutter.

There is access to the service yard via the rear communal stairway.

Layout Plan (not to scale). Area available to lease is edged red, communal corridor and stairway hatched blue.



Town Planning and Use

Consideration will be given to uses within use Class E, commercial, business, and services, subject to the submission of further details in an application form and a business plan. Planning permission may be required for some uses.

Services

The property has a single 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

£27,000 per annum, exc. of VAT. An option to tax has not been exercised.

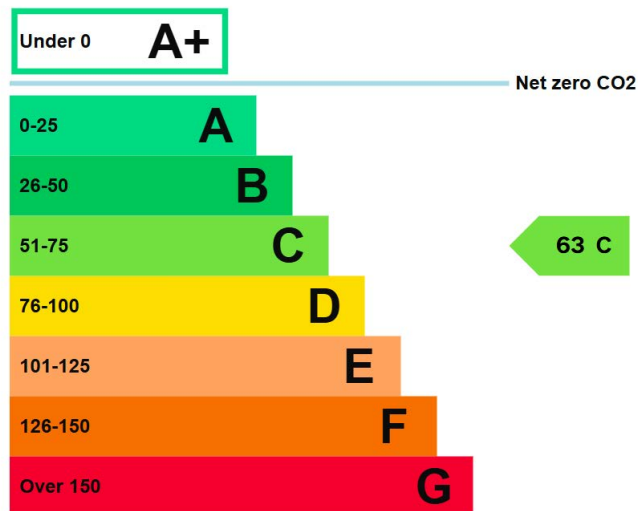
Utilities

There is a separate charge which includes, heating, electricity and water usage.

EPC

Energy rating and score

This property's energy rating is C.



Viewings

To arrange a viewing or for further details please contact:

Sue Millward - Senior Surveyor

Tel: 01952 384355

sue.millward@telford.gov.uk

Estates & Investments

Tel: 01952 384333

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Telford & Wrekin Council, Estates & Investments,
Darby House, Lawn Central, Telford TF3 4JA

Service Charge

There will be a service charge payable by the incoming tenant to contribute to the repair and maintenance of the exterior of the building, internal and external communal areas, including the service yard.

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 shop frontage, contents and public liability.

MISREPRESENTATION ACT 1967

- (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.
- (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.

- (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.

Produced by the Design Team, Corporate Communications.
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