



# Shop To Let: 12 Duke Street

Wellington | Telford | TF1 1BJ

Halls



### TO LET - Well Located High Street Retail Unit in Wellington, Telford

Located in centrally in Wellington, 12 Duke Street offers an opportunity to let a prominent retail space. Benefiting from strong footfall and excellent visibility, this versatile unit is ideally suited for a range of retail uses seeking a well-connected position within this busy market town.

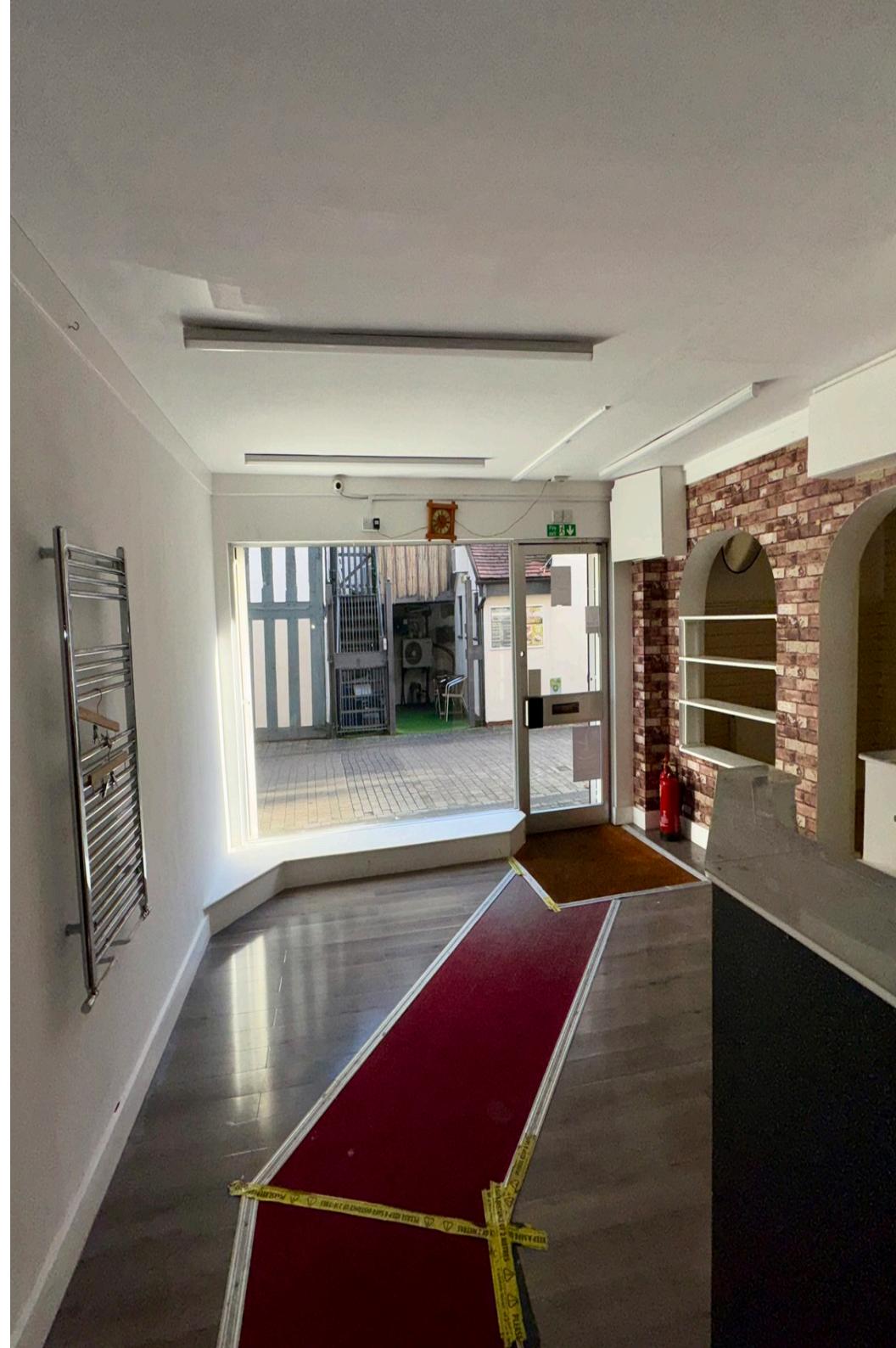
The property provides a Total Net Internal Floor Area of approximately 603 sq ft (56.02 m<sup>2</sup>) of well-presented retail accommodation, complemented by valuable yard space to the rear. Situated just a short walk from Wellington Train Station. Available to let at £13,000 per annum.

## 12 Duke Street

12 Duke Street comprises a mid-terrace commercial lock up shop unit that is arranged over two floors, offering well-proportioned and adaptable space suitable for a range of retail, office or service-based uses (subject to statutory consents).

The ground floor provides an open-plan retail area with good natural light and a glazed shop frontage to Duke Street, creating an inviting customer entrance and strong on-street presence. The first floor offers additional accommodation which could serve as storage, office or staff facilities, enhancing the property's flexibility for occupiers.

To the rear of the premises is a useful enclosed yard area, providing valuable external space for storage or deliveries, a rare advantage for a centrally located unit.



# Location

Positioned within Wellington's pedestrianised shopping area, 12 Duke Street enjoys a highly accessible trading environment. Duke Street sits just off Market Street and forms part of a busy retail circuit serving the town centre. Neighbouring uses include Greggs, Subway and Wellington Market Hall, ensuring consistent retail footfall.

## Key Location Highlights

- Pedestrianised retail setting off Market Street with strong passing trade
- Established town centre with a blend of national brands and independent businesses
- Wellington is close to the M54 motorway and A5 road network and Wellington rail station offers convenient regional rail services from the town centre.
- Strong local employment base including retail, services, logistics and light industry
- Well-serviced town centre with banks, cafés, supermarkets and leisure amenities

This well-positioned unit offers retailers an opportunity to trade in one of Wellington's most established commercial locations, with excellent transport links and a good mix of surrounding businesses driving sustained footfall and customer demand.

 what3words - ///enormous.convinces.flanked



# Accommodation

## TOTAL NET INTERNAL FLOOR AREA



### RETAIL

**603 sq ft** | (56.02 m sq)



### STORE

**113 sq ft** | (10.51 m sq)

### UPSTAIRS

**OFFICES/STORES - 518 sq ft** | (48.08 m sq)

### KITCHEN

### WC'S

### OUTSIDE - YARD/CAR PARK AREA



*ALL MEASUREMENTS ARE APPROXIMATE*

# Key Details

## Rateable Value

Value - £10,500

Payable - £5,239.50

## Rent

Available to let at **£13,000** (Thirteen thousand pounds) per annum (exclusive) payable quarterly in advance.

## VAT

It is understood that the property is not elected for VAT. Therefore VAT will not be payable on the rent of the property.

## EPC

C - 58

## Legal

Each party is to be responsible for their own legal costs incurred in respect of the granting of the lease.

## Local Authority

Telford & Wrekin Council

Darby House, Lawn Central

Telford, TF3 4JA

 01952 380 0000

 [WWW.TELFORD.GOV.UK](http://WWW.TELFORD.GOV.UK)

## Tenure

The property is offered for let on a new Tenants Full Repairing and Insuring Lease for a length of term by negotiation. Further details available from the letting agents upon request.

## Planning

Interested parties are advised to make their own enquiries to the Local Authority. The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order 1987. The property would lend itself to a variety of uses subject to statutory consents.

## Services

It is understood this property is connected to mains services (water, electricity and drainage) - not tested at the time of inspection.

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

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#### Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation