



To Let: Unit 2, Allscott Meads

Allscott, Telford | Shropshire | TF6 5EQ





To Let, Unit 2: Modern Retail/Commercial Unit in Modern Neighbourhood Centre

The unit forms part of a brand-new terrace of high-quality retail and commercial units and is now available to let. Unit 2 provides a Total Gross Internal Floor Area of Approximately 796 sq ft (74 sq m) of commercial space. Unit 2 forms part of a neighbourhood centre serving an attractive 64-acre residential-led development delivering approximately 470 new homes, creating an immediate and growing customer base.

The unit forms part of a development which benefits from excellent amenities, including an on-site primary school and a nearby sports and social club, enhancing footfall and community engagement. Ideal for a range of retail and commercial operators, this is an opportunity to establish a presence in a rapidly expanding location.

Unit 2, Allscott Meads

Unit 2 forms part of a neighbourhood centre within an attractive residential led development comprising approximately 470 new homes with an on-site primary school, and a sports and social club nearby.

The neighbourhood centre is well positioned between the housing estate and the primary school. The accommodation forms part of a terrace of 5 individual retail/commercial units with car parking bays (including disabled facilities) and landscaping to the front and service and delivery yards to the rear as per the artist's impression.

Unit 2 is constructed to a shell specification in readiness for a tenant's fit out works.



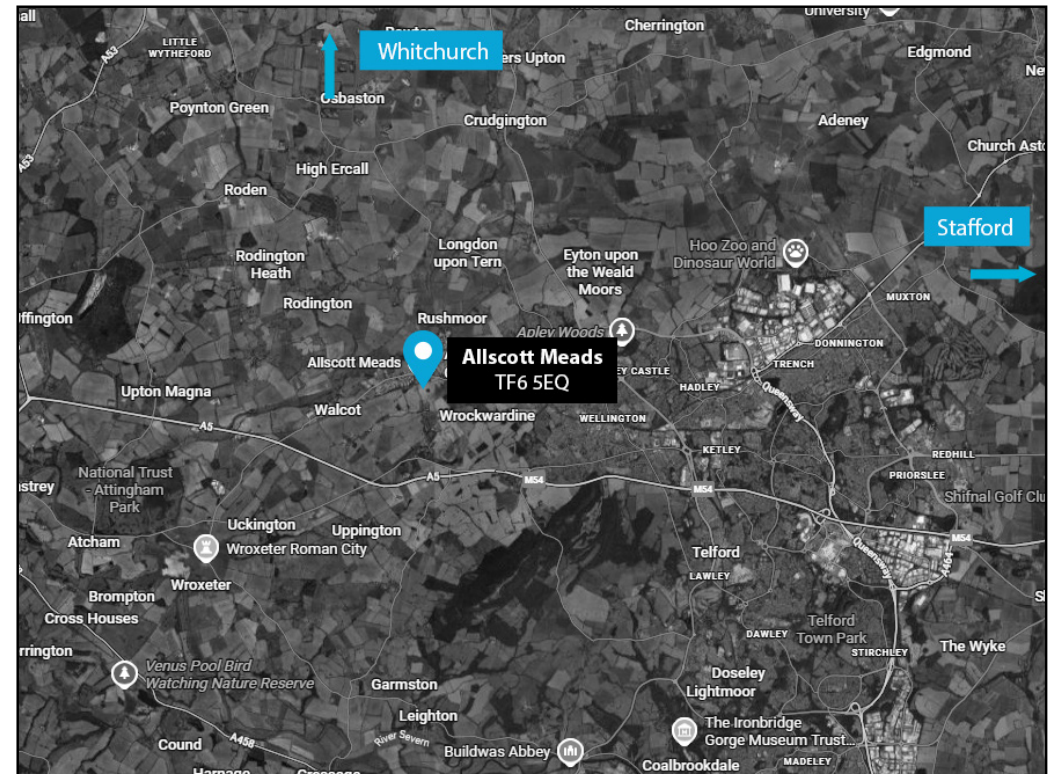
Location

Unit 2 forms part of a modern mixed-use residential and commercial development on the site of the former Sugar Beet Factory at Allscott, recently redeveloped by S J Roberts Homes Limited. The scheme, known as Allscott Meadows, is situated on the B4394, just outside Allscott Village, within the Parish of Wrockwardine and the Borough of Telford & Wrekin.

Key Location Highlights

- Proximity to major towns: Located between Telford (6.5 miles) and Shrewsbury (10 miles), with the market town of Wellington approximately 3 miles to the east.
- Excellent transport links: Junction 7 of the M54 motorway is just 2 miles away, providing quick access to the national road network, while Wellington railway station offers nearby rail connections.
- Convenient rural setting: Despite its semi-rural location, the site is close to local amenities, facilities, and public services, supporting both residential and commercial activity.

This strategic location offers excellent accessibility while benefiting from the established and growing residential community at Allscott Meadows, making it an ideal setting for retail and commercial operators.



Accommodation

UNIT 2

796 sq ft | 74 m²

TOTAL GROSS INTERNAL FLOOR AREA

ALL MEASUREMENTS ARE APPROXIMATE



Key Details

Rateable Value

Current Rateable Value = £10,250

Rent

Rent is **£12,000** per annum (exclusive) payable quarterly in advance. A service charge will be levied by the landowner for the upkeep and maintenance of the communal areas. Further details upon request.

VAT

All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

EPC

To be assessed.

Legal Costs

Each party to be responsible for their own legal costs.

Local Authority

Telford & Wrekin Council,
Addenbrooke House
Ironmasters Way, Telford

 01952 380000

 www.telford.gov.uk

Tenure

Leasehold: The unit is available individually or combined on new full repairing and insuring leases on terms to be agreed.

Services

We understand that all mains services are available to the unit - excluding gas. We have not tested these services and interested parties should make their own enquiries.

Planning

The developers are looking to attract retail/commercial/healthcare users sympathetic to the village location. Interested parties are advised to make their own enquiries in this regard. The units have planning consent for Use Class F of the Town and Country Use Classes Order 1987.

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Halls

ANDREW DIXON & COMPANY

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

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Commercial Department



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Alex Smith



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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

