

TO LET

TSR

TOWLER SHAW ROBERTS

SPACIOUS GROUND FLOOR RETAIL SHOP IN POPULAR TOWN CENTRE LOCATION



**2 QUEEN STREET
WELLINGTON
TELFORD
SHROPSHIRE
TF1 1ER**

- Well-appointed ground floor retail premises extending in total approximately 772 sqft (71.73 sqm) with attractive glazed frontage.
- Occupying a convenient Town Centre location, close to Barclays Bank and within walking distance of the main retail centre and public car parks.
- On street parking available.
- Available To Let on a new Lease. Rent: **£7,500** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

Occupying a convenient location fronting Queen Street, the property is close to Barclays Bank and within walking distance of the main retail centre and public car parks. On-street parking is available in Queen Street itself.

Wellington is the principal District Centre of the Telford conurbation situated 4 miles North West of Telford Town Centre and its associated shopping and leisure facilities. The M54 motorway is approximately 1 mile South providing easy access to the M6 and the West Midlands conurbation with Shrewsbury Town Centre approximately 10 miles west.

Description

The premises form part of a two storey building of traditional brick construction and comprises ground floor retail unit extending in total to approx. 772 sqft (71.73 sqm) having an attractive glazed double frontage and recessed entrance door.

The premises provide spacious well-appointed front sales/office accommodation with separate WC facilities.

The premises lend itself suitable for a variety of uses (subject to planning) and are available for immediate occupation.

Accommodation

	Sqft	Sqm
Ground Floor		
Front Sales/Office	772	71.73
Total	772	71.73

Services (Not Checked or Tested)

We understand that mains water, electricity, and drainage services are connected to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The property is available to Let on a new three year Lease or multiples thereof subject to three yearly upward only rent reviews on a Tenant's internal repairing and insuring basis.

Rent

£7,500 per annum exclusive, payable monthly in advance.

Energy Performance Rating

To be confirmed.

Legal Costs

The incoming Tenant will be responsible for payment of the Landlord's legal costs including Stamp Duty and VAT in connection with the grant of a Lease.



For Reference purpose only

Scale: Not to Scale

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Shop and Premises
Rateable Value – £10,250

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

Telford and Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised the Landlord has not elected to charge VAT on the property at the present time.

Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from any applicants, in addition to the usual references and credit checks.

Viewing

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

November 2020

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216

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Consumer Protection from Unfair Trading Regulations 2008

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