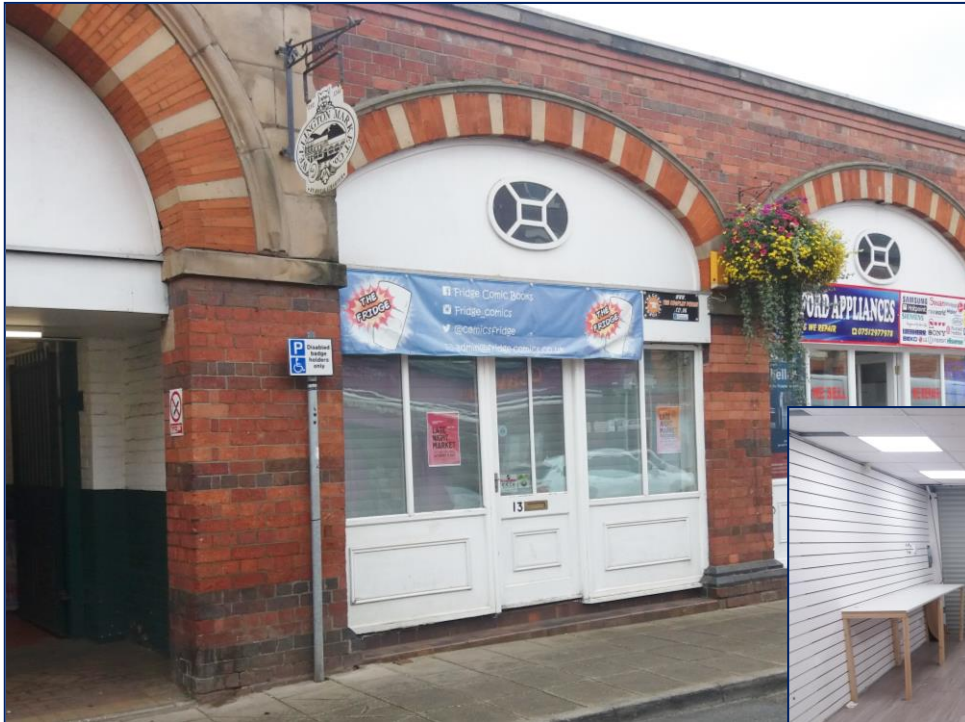


TO LET

TSR

TOWLER SHAW ROBERTS

VERSATILE RETAIL UNIT IN PROMINENT TOWN CENTRE LOCATION



**13 MARKET STREET
WELLINGTON
TELFORD
SHROPSHIRE
TF1 1DT**

- Attractive single storey retail unit extending to approx. 338 sqft (31.44 sqm)
- Comprising an open plan retail area with attractive display frontage to Market Street with direct access to and from the indoor market if required.
- Prominent roadside position adjoining the town's indoor market whilst being a short walking distance from a main pay & display car park and Wellington Railway Station.
- Available To Let on a new Lease. Rent: **£8,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property is conveniently located within the popular Town Centre of Wellington, occupying a prominent roadside position fronting Market Street, just off one of the main vehicular routes into the Town Centre. The property is ideally situated adjacent to the indoor market and close to Wilko, a short walk away from public pay & display car park, Wellington Railway Station and other local amenities

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 property comprises a single storey retail unit of traditional brick construction extending to approx. 338 sqft offering a versatile open plan retail area with attractive glazed display frontage, tiled floor and fluorescent strip lighting.

At the rear of the property there is direct access to and from the indoor market hall and when the market is trading (on Tuesday, Thursday, Friday and Saturday) a tenant will have an option to keep the entrance open. Signage onto the market is also available if required.

Accommodation

| | | |
|------------|-------------|------------|
| | SQFT | SQM |
| Sales area | 338 | 31.44 |

Services (Not Checked or Tested)

It is understood that mains water and electricity services are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies

Tenure

The premises are available To Let on a new Tenant's full repairing and insuring lease for a term of 3 years or multiples thereof, subject to 3 yearly rent reviews.

Rent

£8,000 per annum exclusive, payable quarterly in advance.

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 – £6,100

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.

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

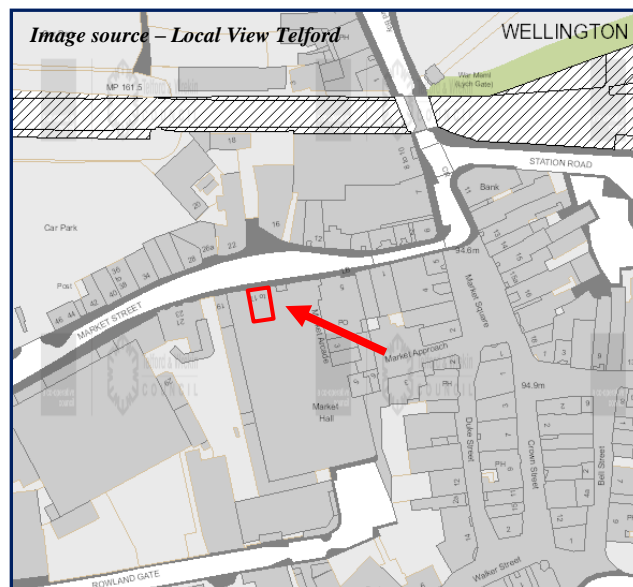
Also at

Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Asset Rating: C 71

Planning

It is understood that the property has an established use within Class A1 (Retail) of the Town & County Planning (Use Classes) Order 1987. 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.

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

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 parties purchasing or leasing property, 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.

September 2021

Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."