

TO LET

TSR

TOWLER SHAW ROBERTS

VERSATILE RETAIL UNIT IN PROMINENT TOWN CENTRE LOCATION



**1 TAN BANK
WELLINGTON
TELFORD
SHROPSHIRE
TF1 1HJ**

- Attractive town centre ground floor retail unit of approx. 412 sqft (38.30 sqm)
- Accommodation benefits from its own kitchen and toilet facilities
- Excellent frontage onto Tan Bank with return frontages to Crown Street and Bell Street
- Close proximity to free public parking
- Available on a new Lease. Rent: **£7,750** per annum exclusive

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property benefits from a corner position in Tan Bank with return frontages to Crown Street and Bell Street within the main retail area of Wellington close to the Town's indoor market. Other occupiers nearby include the likes of Greggs, Timpsons, Holland and Barrett, Subway and Halifax. The property is also within a short distance of the public car parks, 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 12 miles west

Description

The property comprises an attractive ground floor retail unit forming part of a larger three storey period building, centrally located in Wellington Town Centre.

The premises extend to approx. 412 sqft (38.30 sqm) and offer a versatile open plan retail area with attractive glazed display frontages, boarded floor and overhead lighting with separate kitchenette and WC facilities at the rear.

Accommodation

	Sqft	Sqm
Ground floor retail area	412	38.03

Services (Not Checked or Tested)

We are advised that the mains water, electricity and drainage are available, but interested parties are advised to check the position with their advisors/ contractors.

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 pro rata full repairing and insuring basis.

Rent

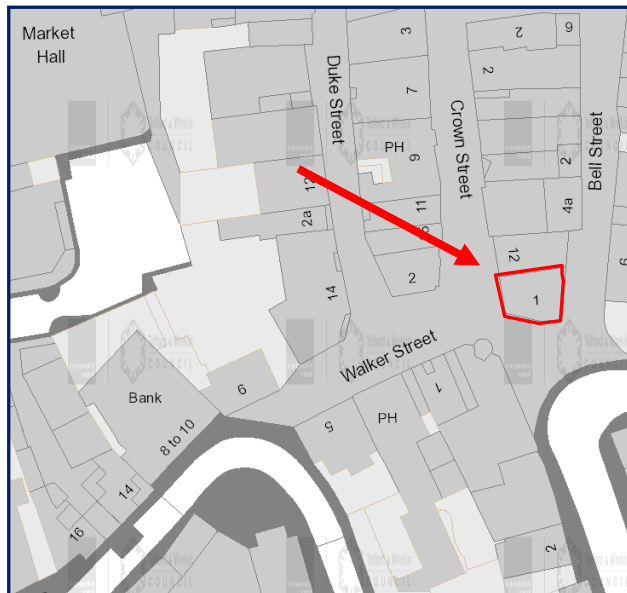
£7,750 per annum exclusive

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 – £7,500

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.



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Asset Rating: TBC

Planning

Interested parties are advised to make their own enquiry with the Local Authority in relation to their proposed use for the property.

Local Authority

Telford and Wrekin Council, Civic Offices, Telford, Shropshire, TF3 4LD.
Tel: 01952 380000

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.

February 2021

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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Consumer Protection from Unfair Trading Regulations 2008

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