



# Halls

COMMERCIAL

**FOR SALE**  
Offers in the region of £900,000  
(Exclusive)

**THE LIMES, VINEYARD DRIVE, WELLINGTON TF1 1SE**  
**5 STAR GUEST ACCOMMODATION/DEVELOPMENT SITE**

- Profitable going concern
- Suitable for residential redevelopment - subject to planning
- Site extending to 0.42 acres (0.17 hectares)
- Existing building of 5,012 sq ft (465.6 m sq)

## 5 STAR GUEST ACCOMMODATION/DEVELOPMENT SITE

- Nine existing en-suite letting rooms
- Scope for further development within the grounds
- Held under Title Number SL21539
- To be sold with all fixtures, fittings and internal furnishings



### LOCATION

The property occupies a prominent and elevated position on Vineyard Drive, situated within the town of Wellington.

Wellington Town Centre, is the principle district centre of Telford and situated approximately 1 mile from Junction 7 of the M54, affording access to the wider National road network.

The Town Centre amenities, including the train station, are within easy walking distance. There are also numerous free car parks, bars, restaurants and National retailers throughout the town.

Wellington is an established administrative centre and market town with a population of approximately 25,554 people making it by far the largest of the borough towns and the third largest town in Shropshire when counted independently from Telford.



## DESCRIPTION

The Limes boasts 9 luxuriously appointed en suite rooms, set amidst beautifully furnished accommodation, and within sprawling grounds extending to 0.42 Acres (0.17 HA).

The property is of brick elevations, and under a pitched and tiled roof covering, in total extending to GIA 5,012 SQ FT (466 M SQ).

In addition to the 9 letting rooms the property boasts at ground floor level extensive owners/staff accommodation comprising, two double bedrooms with en suites, kitchen, diner, store room and lounge. Further ground floor accommodation comprises a guest dining room, lounge and reading room with a fully DDA compliant W.C. and check in desk.

All rooms are furnished to the highest standard and comprise the following fixtures and fittings to be included within the sale:

- Silent Mini Fridges
- Writing Desk
- Digital TV
- JSTV
- Direct Dial Telephone
- Trouser Press
- Hairdryer
- Portable Iron and Board
- Luxury Mattresses and bed with Egyptian Bed Linen
- External CCTV

Externally the property offers a large tarmac driveway and parking for 10 cars, further parking is available to the left hand side of the property. To the rear a large open garden extending some 30 metres could be subject to further commercial/residential development – subject to statutory consents.

Consideration will be given to the sale as a going concern with bookings well into the new year, alternatively full vacant possession can be offered on completion.



### ACCOMMODATION

(All measurements are approximates.)

<b>SITE AREA</b>	0.42 acres	(0.17 hectares)
<b>GIA</b>	5,012 sq ft	(465.6 m sq)

### PLANNING

Prospective purchasers of the business should make their own enquiries.

The property currently benefits from its existing consents for a B&B, however, would suit a range of commercial/residential developments - subject to statutory consents.

### BUSINESS

The business has traded from the premises building an enviable client base and significant repeat custom over the last decade and is only now brought to the market due to retirement.

Accounting information is available to interested parties on signing an NDA via the selling agents.

### FIXTURES AND FITTINGS

All fixtures, fittings and furniture are to be included within the sale and a full and exhaustive list is available via the selling agents.

### SERVICES

(Not tested at the time of our inspection.)

Prospective purchasers of the business are to rely on their own enquiries. All mains services are connected to the property.

### VAT

Prospective parties should rely on their own enquiries.

The business is understood to be elected for VAT. Vat will therefore be payable on the purchase price.

### EPC

To order



#### RATEABLE VALUE

We have made verbal enquiries to the local charging authority and we advised as follows:

Rateable Value 2018/19:	£5,400
Rates Payable 2018/19:	£2,651

The current proprietor benefits from full (SBR) Small Business Rates relief. Interested parties should make their own enquiries to the local authority.

#### TENURE

The property is offered for sale Freehold with vacant possession on completion and hold Title Number SL21539

#### PRICE

Offers in the region of £900,000 (Exclusive)

#### LOCAL AUTHORITY

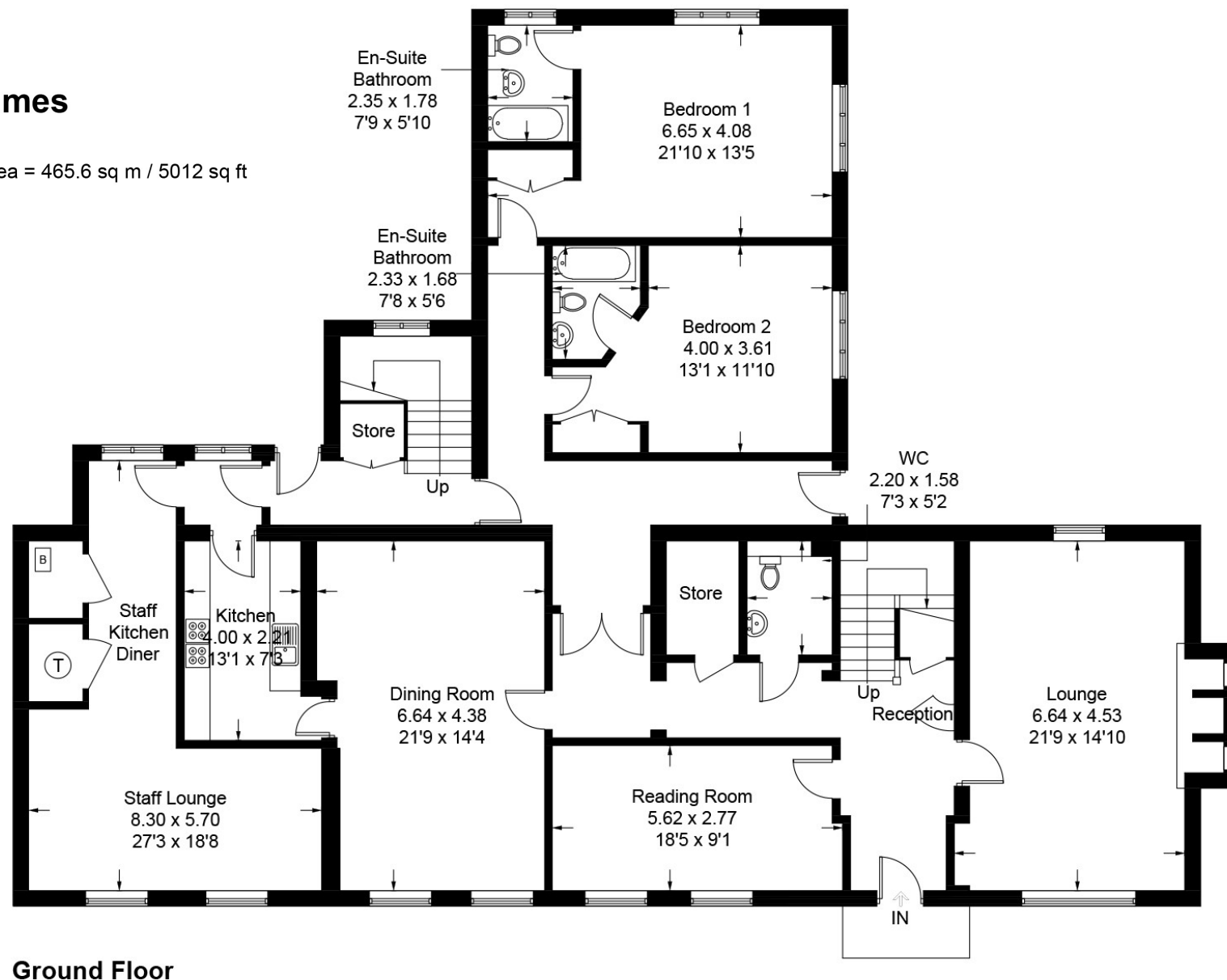
Telford and Wrekin

#### LEGAL COSTS

Each party to bear their own legal fees in connection with the transaction.

## The Limes

Approximate Gross Internal Area = 465.6 sq m / 5012 sq ft



Ground Floor



FOR SALE

# The Limes, Vineyard Drive, Wellington TF1 1SE







### VIEWING

Strictly by prior arrangement with the Sole Agent. For more information or to arrange a viewing, please contact:

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# Halls

COMMERCIAL

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