



4 Crown Street, Wellington, Telford, TF1 1LP

To Let - Ground floor open plan lock up shop unit

Summary

Tenure	To Let
Available Size	1,335 sq ft / 124.03 sq m
Rent	£12,000 per annum
Rates Payable	£5,863.25 per annum
Rateable Value	£11,750
EPC Rating	C (56)

Key Points

- Prime High Street Location
- Open plan footprint at ground floor level
- Approximately 637 sq ft (59.15 m sq) plus basement equating to 64.86 sq m (698 sq ft)

4 Crown Street, Wellington, Telford, TF1 1LP

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail area	637	59.18	Available
Basement - Basement	698	64.85	Available
Total	1,335	124.03	

DESCRIPTION

The property provides a prominently located lock up retail unit on the ground floor providing a Total Net Internal Area of approximately Net Internal Floor Area of 59.15 sq. m (637 sq. ft) with a basement equating to 64.86 sq. m (698 sq. ft). The property benefits from access from both Bell Street and Crown Street.

The property has windowed shop frontage and is arranged to provide an open plan sales area. The property benefits from WC facilities, LED lighting and an alarm system.

The property as a whole is of brick construction with a slate tiled roof with wooden shop frontages to both elevations.

LOCATION

The premises are prominently situated with entrances on Bell Street and Crown Street in the town centre of Wellington.

Wellington Town Centre is the principle district centre of Telford and situated approximately 1 mile from Junction 7 of the M54.

The town centre amenities, including the train station, are within easy walking distance. There are also numerous free car parks throughout the town. Surrounding occupiers include Little Bettys gift company, Iwai aesthetics and The Little Green Pantry. 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. However the town centre serves a greater area of approximately 60,000.

TERMS

The property is available by way of a new lease of FRI terms. There is a service charge in place for the communal items of the building. A deposit will be held for the duration of the term.

PLANNING

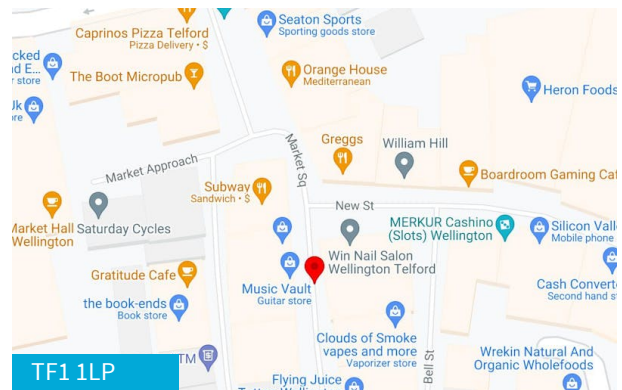
Interested parties are advised to make their own enquiries to the local authority.

The property is understood to benefit from user class E use, would suit a variety of uses subject to statutory consents.

SERVICES

(Not tested at the time of inspection)

It is understood mains electricity, drainage and water are connected to the property. Water and electricity are on shared supplies and are sub metered and recharged by the landlord.



Viewing & Further Information

JAMES EVANS

01743 450 700 | 07792 222 028

james.evans@halls.gb.com

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority. . Generated on 15/07/2024



