



## 4 Crown Street, Wellington, Telford, TF1 1LP

To Let - Ground floor open plan lock up shop unit

### Summary

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

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## 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
<b>Total</b>	<b>1,335</b>	<b>124.03</b>	

## 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.

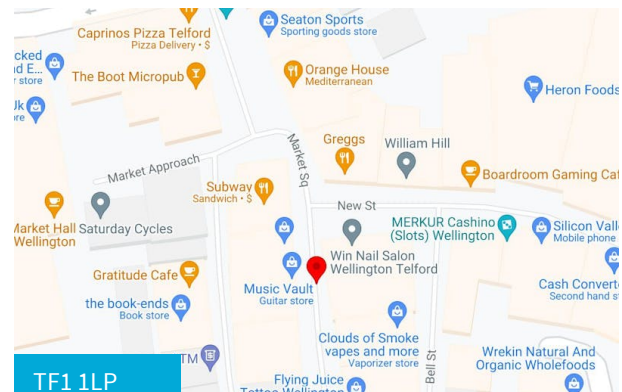
The property is understood to benefit from user class E use, would suit a variety of uses subject to statutory consents.

## 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



## Viewing & Further Information JAMES EVANS

01743 450 700 | 07792 222 028

james.evans@hallsgb.com

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