

# High Street Retail TO LET

Halls  
COMMERCIAL



## 37 High Street, Wellington, Telford, TF1 1JW

For Sale – lock up Shop unit/business unit

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,064 sq ft / 98.85 sq m
<b>Rent</b>	£12,000 per annum
<b>Rates Payable</b>	£4,041.90 per annum
<b>Rateable Value</b>	£8,100
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Prominently located fronting onto High Street in Wellington.
- Total Gross Internal Floor Area 1064 ft sq (98.84 m sq)
- Suitable for a variety of retail/showroom/business uses
- Opposite a large new build residential development

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## DESCRIPTION

The subject property comprises of a prominently located ground floor lock up shop unit providing a Total Gross Internal Floor Area of approximately 1064 ft sq (98.84 m sq). The property would lend itself to a variety of retail/showroom and commercial uses and is arranged to provide sales area, staffroom, toilet and stores.

The property forms part of a two storey property that is of traditional construction and has a glazed shop front.

## LOCATION

The property is prominently located fronting onto High Street in the town of Wellington. The surrounding occupiers include Al Madina, Phoneworld, Jodies Dog Grooming and The Oddfellows Arms . The property is also located opposite a new build residential development.

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. 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.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Front Sales Area	711	66.05
Ground - Understairs Stores	26	2.42
Ground - Rear sales area with staffroom and toilet	327	30.38
<b>Total</b>	<b>1,064</b>	<b>98.85</b>

## TERMS

The property is offered to let on a new Tenants Full Repairing and Insuring lease for a length of term by negotiation. There will be rent reviews at three yearly intervals.

## PLANNING

Interested parties are advised to make their own enquiries.

The property is understood to benefit from planning consent for Use Class E.

## SERVICES

(not tested prospective tenants should rely on their own enquiries)

Mains water, electricity and drainage are understood to be connected to the property.

## LOCAL AUTHORITY



## Viewing & Further Information

**JAMES EVANS**

01743 450 700 | 07792 222 028

james.evans@halls.gb.com

## ELLIE STUDLEY

01743 450 700 | 07538 912 096

e.studley@halls.gb.com

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TF3 4JA



