



FOR SALE – A RETAIL SHOWROOM/COMMERCIAL PROPERTY

18A MARKET STREET | WELLINGTON | TF1 1DT



KEY POINTS

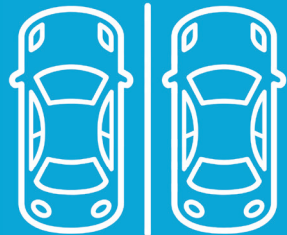
3,092

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



RETAIL SHOWROOM/
COMMERCIAL PROPERTY THAT IS
SUITABLE FOR A VARIETY OF USES



OFF ROAD PARKING


ALL MEASUREMENTS ARE APPROXIMATE



OFFERS IN THE REGION OF
£170,000
(EXCLUSIVE) (MAY LET)


James Evans

 07792 222 028

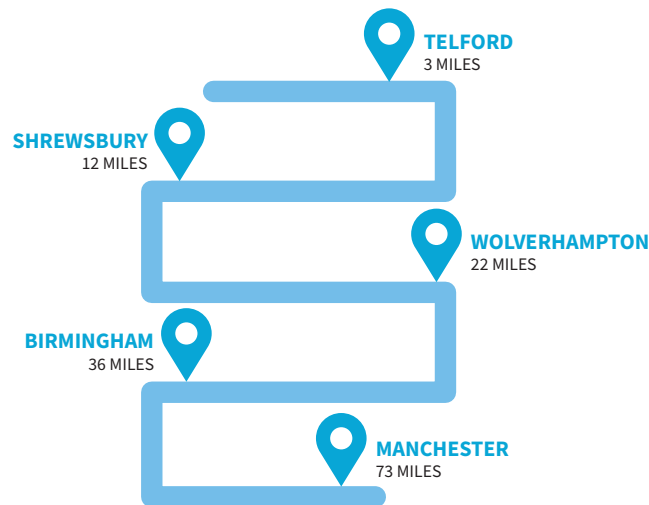
 james.evans@halls.gb.com

Halls
COMMERCIAL

Ellie Studley

 07538 912 096

 e.studley@halls.gb.com



LOCATION

The property is located in the town centre of Wellington on Market Street. Market Street serves as one of the main retail streets serving the town centre and the surrounding occupiers include Wellington Market, The Post Office, DB Roberts, Manleys and Halls. The property is access by a shared access road off Market Street and the property is located within close proximity of a variety of public car parks.

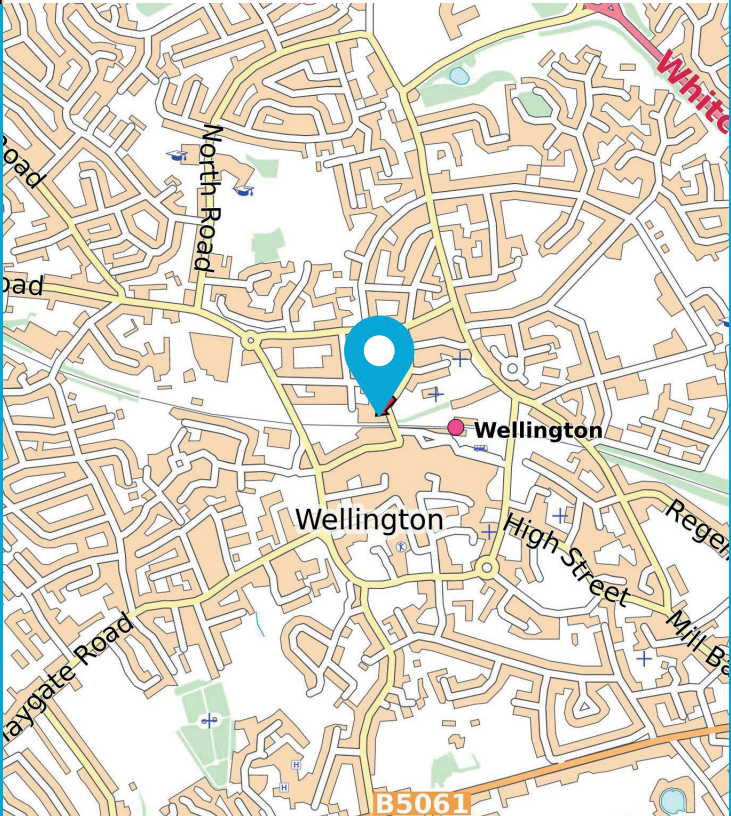
Wellington is a market town of Telford and a civil parish in the borough of Telford and Wrekin, Shropshire, England. It is situated 3 miles north-west of Telford town centre and 12 miles east of Shrewsbury; the summit of The Wrekin lies 3 miles south-west of the town. The population of the town was 25,554 in 2011.




WELLINGTON
POPULATION

26,000

APPROXIMATELY



 what3words
locating.admit.blink



DESCRIPTION

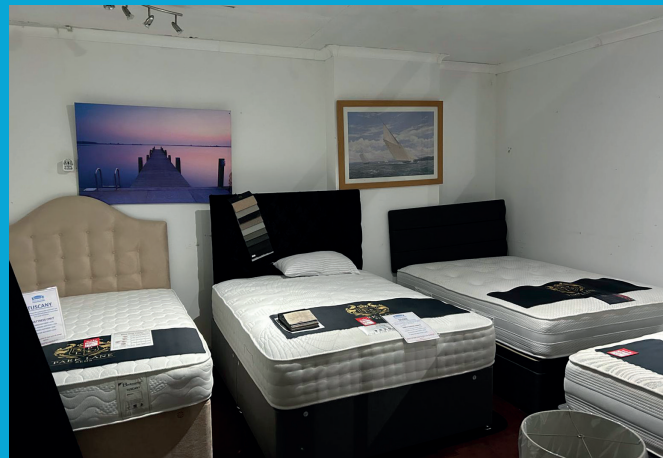
The property is currently in use as a retail showroom with ancillary accommodation that would suit a variety of retail and commercial uses (subject to statutory consents). The property is arranged to provide a Total Gross Internal Floor Area of approximately 3,092 ft sq (287.25 m sq). The property provides various areas that are arranged as sales area with a first-floor area to part. The total ground floor area provides a Total Gross Internal Floor Area of approximately 2,698 ft sq (250.65 m sq) and the first floor provides a Total Gross Internal Floor Area of approximately 394 ft sq (36.60 m sq).

The property benefits from a car parking area within its property ownership and is of traditional construction. An inspection of the property is recommended to appreciate the full potential of the property.

ACCOMMODATION

(all measurements are approximate)

Ground Floor	
Sales Area 1/Office	Total Gross Internal Floor Area 191 ft sq (17.74 m sq)
Sales Area 2	Total Gross Internal Floor Area 243 ft sq (22.57 m sq)
Staffroom/Toilet	Total Gross Internal Floor Area 124 ft sq (11.51 m sq)
Sales Area 3	Total Gross Internal Floor Area 1699 ft sq (157.83 m sq)
Sales Area 4	Total Gross Internal Floor Area 441 ft sq (43.81 m sq)
First Floor	
Stores Area	Total Gross Internal Floor Area 394 ft sq (36.60 m sq)



TENURE

The property is offered for sale freehold with vacant possession.

The owners of the property may give consideration to the letting of the property subject to terms.

LEGAL COSTS

Each party is to be responsible for their own legal costs associated with the sale of the property.

SERVICES

(not tested at the time of our inspection)

We understand that all mains services are connected to the property.

RATES

Rateable Value £9,600 Rates Payable £4,790



RATES

EPC

To order

VAT

The property is understood not to be elected for VAT therefore VAT will not be charged in the sale of the property.

PLANNING

Prospective purchasers should make their own enquiries.

We understand that the property benefits from Use Class E of the Town and Country Use Classes Order 1987. The property would lend itself to a variety of potential alternative uses subject to statutory consents.

LOCAL AUTHORITY


Telford and Wrekin Council

Darby House

Lawn Central

Town Centre

Telford TF3 4JA

 01952 380000

 [TELFORD & WREKIN COUNCIL WEBSITE](#)




Halls

COMMERCIAL

VIEWING

Strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:

Commercial Department

 01743 450 700

 commercialmarketing@halls.gb.com

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