



4 Tan Bank, Wellington, Telford, TF1 1HJ

Ground Floor Office Suite To Let

Summary

Tenure	To Let
Available Size	168 sq ft / 15.61 sq m
Rent	£5,000 per annum
Business Rates	to be assessed
EPC Rating	C (68)

Key Points

- Newly refurbished
- Located to nearby car parks
- Rent inclusive of broadband, water, service charge and security systems

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DESCRIPTION

The property comprises of an end of terraced property, which is in part two storey and part single storey. The property comprises of a ground lock up shop/office unit. The property has recently been subject to a comprehensive scheme of refurbishment works including reroofing, a new shop front and an overhaul of services and sanitary installations.

The Ground Floor comprises of a sales area with a Total Net Internal Floor Area of 113 ft sq (10.49 m sq) and with a lobby area with a Net Internal Floor Area of approximately 28 ft sq (2.60 m sq) and a staffroom with a Total Net Internal Floor Area of approximately 27 ft sq (2.51 m sq).

The property is of traditional brick construction with a glazed frontage under part dual pitched and part monopitched slate roof covers.

LOCATION

The property is located in the centre of the town of Wellington, fronting onto Tan Bank. The property is located on the western side of Tan Bank.

The property is located close to the junction with Walker Street . The surrounding occupiers include Telford Music Centre, Whispers and Nova Training.

The property is located in proximity to the town's main car parks.

Wellington is a constituent market town of Telford and a civil parish in the borough of Telford and Wrekin. The town is situated 3 miles north west of Telford town centre and approximately 12 miles east of the county town of Shrewsbury.

The property is located within proximity of all local amenities. The property is located in an area of mixed commercial development.

The town had a population of 25,554 at the 2011 census.

The town is served by Wellington railway station which is served by Avanti West Coast, Transport for Wales and West Midlands Trains. The town is located at the terminus of the M54 which provides access to the national road network.

Wellington is situated approximately 21 miles north west of the city of Wolverhampton and approximately 25 miles west of the town of Cannock.

VIEWINGS

Strictly by prior arrangement with the letting agents.

PLANNING

The property is located in the local planning authority of Telford and Wrekin Council.

The property is understood to have planning consent for its existing office use, which falls in Use Class E of the Town and Country Use Classes Order 1987.

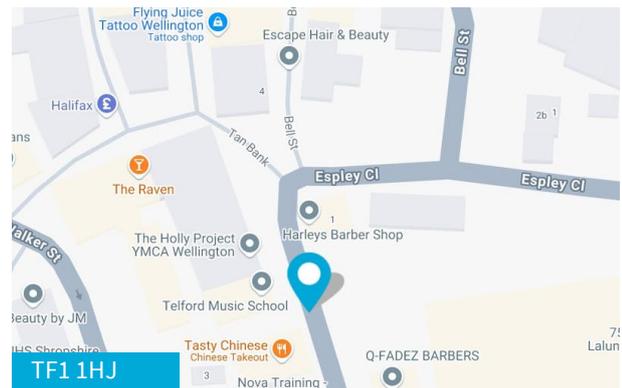
TENURE

The property is offered to let on a new lease for a length of term by negotiation, subject to three yearly rent review. The rent is inclusive of broadband, service charge, water and security system.

SERVICES

(Not tested at the time of our inspection.)

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



Viewing & Further Information

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