



FOR RENT – A SUBSTANTIAL 5 BEDROOMED FORMER CHILDREN’S CARE HOME

199 DOSELEY ROAD | DOSELEY | TELFORD | TF4 3AZ



KEY POINTS

2,691

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



5 BEDROOMS



SUITABLE FOR A VARIETY
OF CARE HOME AND
RESIDENTIAL USES
SUBJECT TO
STATUTORY CONSENTS

ALL MEASUREMENTS ARE APPROXIMATE


RENT

£30,000

PER ANNUM
(EXCLUSIVE)


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LOCATION

The property is located in a residential area on the border of the area known as Doseley and Dawley in the town of Telford. The property forms part of an established residential area and is located fronting onto Doseley Road. The property is located at the junction of Doseley Road with Duckett Drive.

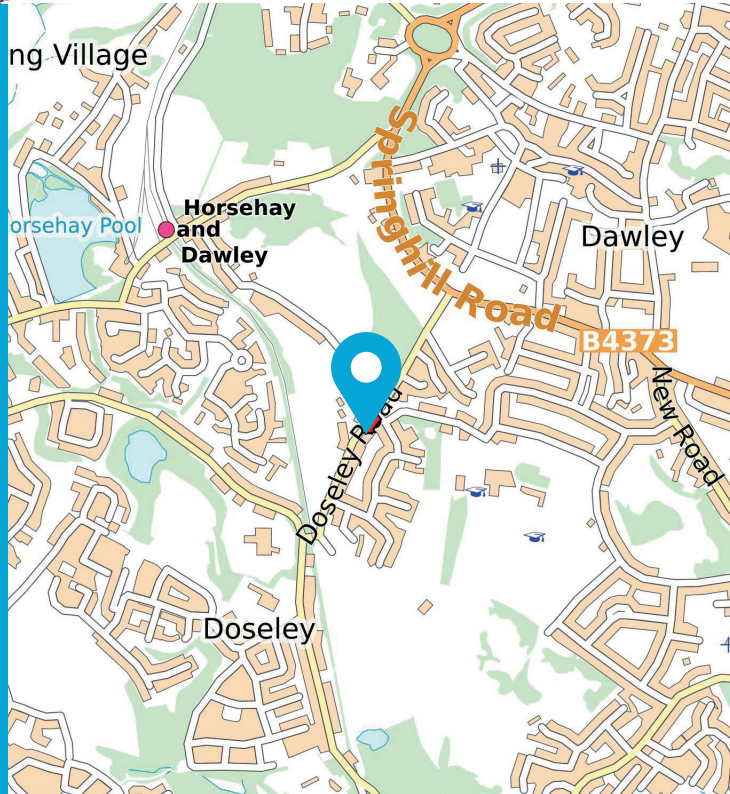
The property is located on the east side of Doseley Road and on the south side of Duckett Drive. The property is located close to the junction with Pool Hill and is located within proximity of all local amenities.

The property is located approximately 1.7 miles south of Telford Town Centre.

Dawley is a constituent town of Telford and a civil parish in the borough of Telford and Wrekin. The area had a population of 11,399 at the 2011 census.

The nearest railway stations are at Oakengates and Telford Town Centre.

Telford is situated approximately 15 miles east of the county town of Shrewsbury and 32 miles north west of Birmingham. The estimated population for the Borough of Telford in 2017 was 175,271. The town is situated at the terminus of the M54 Motorway. The town has three railway stations and is on the Shrewsbury to Wolverhampton Line. Birmingham International Airport is located approximately 45 minutes from Telford.



TELFORD
POPULATION

176,000

APPROXIMATELY



what3words
tones.saturate.polo



DESCRIPTION

The property comprises of a large detached 5 bedroomed former care home that would lend itself to a variety of care and residential uses, subject to statutory consents. The potential of the property can only be fully appreciated upon undertaking an inspection of the same.

The property is in part two and in part single storey and provides a Total Gross Internal Floor Area of approximately 2,691 ft sq (249.98 m sq). The property has a conservatory projection included in the Gross Internal Floor Area and an outside stores area with a Total Gross Internal Floor Area of approximately 35 ft sq (3.25 m sq)

The property is of traditional brick construction sitting under a concrete tiled roof cover. The conservatory projection has a brickwork base and glazed units and sits under a Perspex roof cover. The property has off road parking and a rear garden area. Internally the property has a lift. It is understood that the property was built in approximately 1996.

The property is arranged on the ground floor to provide an entrance porch, inner hallway, commercial kitchen, dining room, sitting room, conservatory, toilet, utility room, lobby area with lift, office and side lobby. The first floor provides a landing area, inner hallway, airing cupboard, bathroom with lift lobby area, disabled toilet and five bedrooms.

The property has the benefit of a gas fired central heating system.

Externally the property has a concrete surfaced off road car parking area accessed from Duckett Drive and a garden that is laid to lawn with borders.

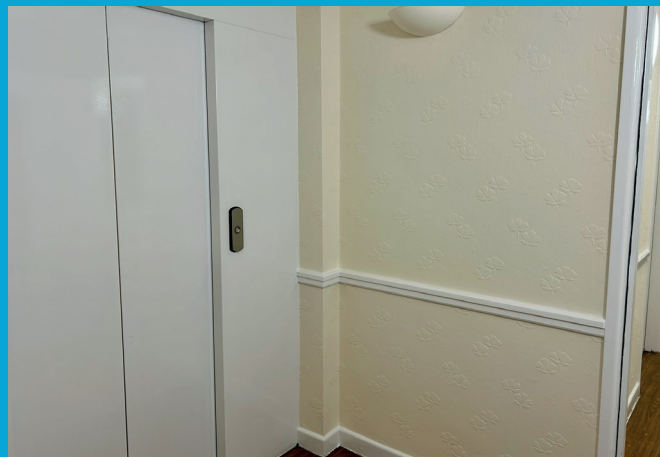
The property is held under the ownership of Title Number SL175820.



ACCOMMODATION

All measurements are approximate;

Address	m ²	ft ²
Ground Floor		
Entrance porch		
Inner hallway		
Commercial kitchen		
Dining room		
Sitting room		
conservatory		
side lobby		
Inner lobby with lift		
Office		
Utility room		
toilet		
First Floor		
Landing		
Inner Hallway		
Bathroom with lift access lobby		
Airing cupboard		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Bedroom 4		
Bedroom 5		
Disabled toilet		
Total Gross Internal Floor Area (including the conservatory)	249.98	2,691
Outside stores- Total Gross Internal Floor Area	3.25	35
Outside		
Off road parking and garden		
Total Site Area	0.088 hectares	0.218 acres



PLANNING

Prospective purchasers should make their own enquiries, we understand that the subject property has planning consent for Use Class C2 of The Town and Country Use Classes Order 1987.

The property would lend itself to a variety of care and residential uses subject to statutory consents.

The property is located in the Local Authority of Telford and Wrekin Council.

TENURE

The property is available to let on a new lease for a length of term by negotiation, with rent reviews at 3 yearly intervals on Tenants Full Repairing and Insuring Terms.

VAT

The property is understood not to be elected for VAT.

RENT

£30,000 per annum (exclusive)

COUNCIL TAX

Address Council Tax Band

199 Doseley Road, Doseley TF4 3AZ G

SERVICES

Not tested prospective purchasers should make their own enquiries, we understand the property to have the following mains services connected to it.

Service/Utility	Mains	Additional Information/Comments
Water	Mains	
Foul & Surface Water Drainage	Mains	
Gas	Mains	
Electricity	Mains	

EPC

B (37)  EPC

LOCAL AUTHORITY


Telford and Wrekin Council

Darby House

Lawn Central

Town Centre

Telford TF3 4JA

 01952 380000

 [TELFORD & WREKIN COUNCIL WEBSITE](#)




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@hallsgb.com



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