



## FOR SALE

Price: £175,000 (Exclusive)

41 Market Street, Wellington, Telford TF1 1DT

- Significant roadside retail premises
- Total site area of approx. 0.06 acres (0.025 ha)
- Approximate GIA 2,577 SQ FT (239.5 M SQ)
- Suitable for a range of uses - subject to consents

## SUMMARY

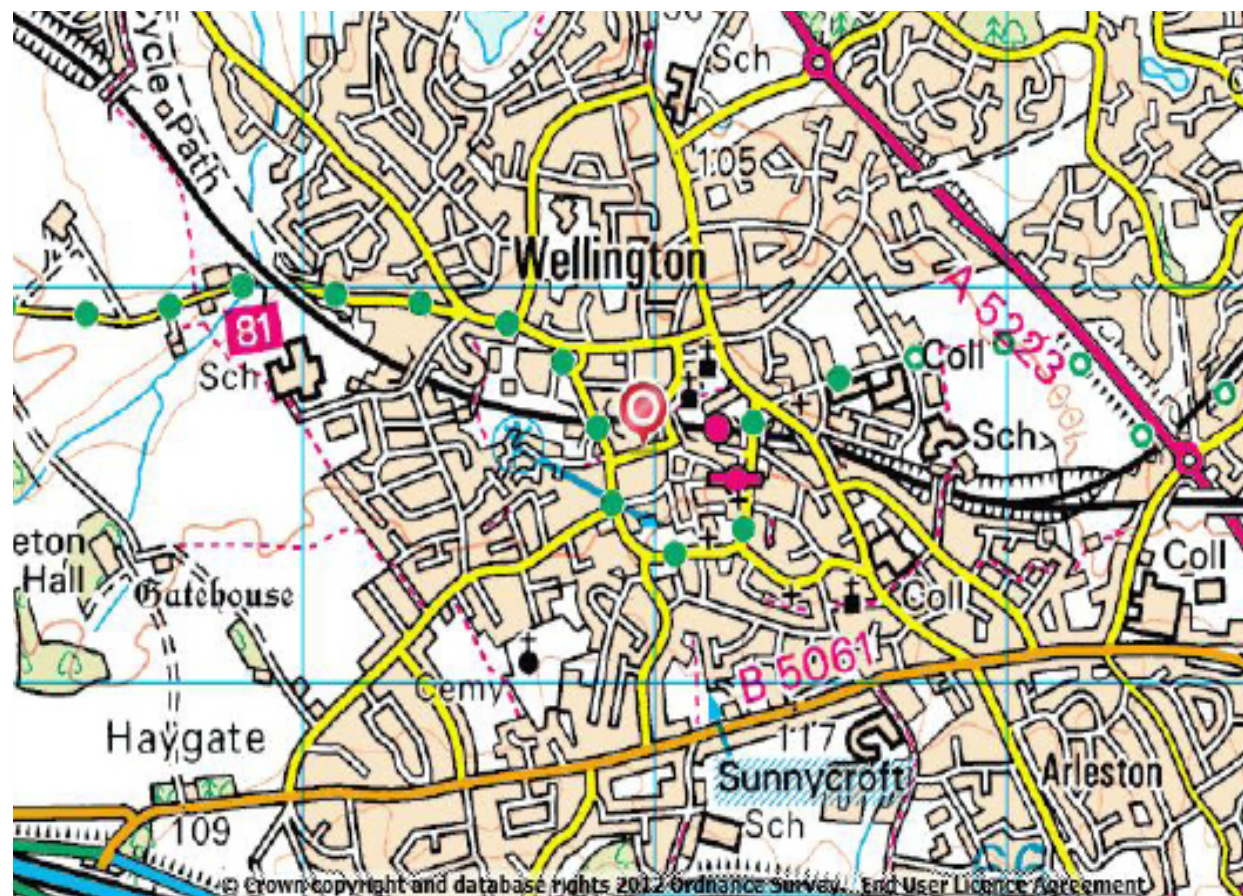
- Approximate GIA 2,577 SQ FT (239.5 M SQ)
- Total site area of approx. 0.06 acres (0.025 ha)
- Suitable for a variety of uses including A1, A2, A3, A5 - subject to consents

## SITUATION

The premises are prominently situated on Market Street in the town centre of Wellington, 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 public car parks throughout the town and the property currently benefits from free parking opposite. Surrounding occupiers include Wilkinsons, Your Move and the popular Wellington Market.

Wellington is an established administrative centre and market town with a population of approximately 25,554, making it by far the largest of the borough towns and the third largest town in Shropshire when counted independently from Telford.





SHOP INTERIOR

## PROPERTY

The property comprises a modern mid terraced single storey retail property located on the edge of Wellington town centre and at the end of Market Street. The property forms part of the larger Wilkinson store development which was built circa twenty to twenty five years ago.

The property is of single storey steel framed construction, with full height in fill brick and block walls. To the front of the property is a mono pitched, timber framed and slate covered roof.

The property comprises a large, irregular shaped retail unit with an extended frontage directly on Market Street.

## ACCOMMODATION

(All measurements approximate)

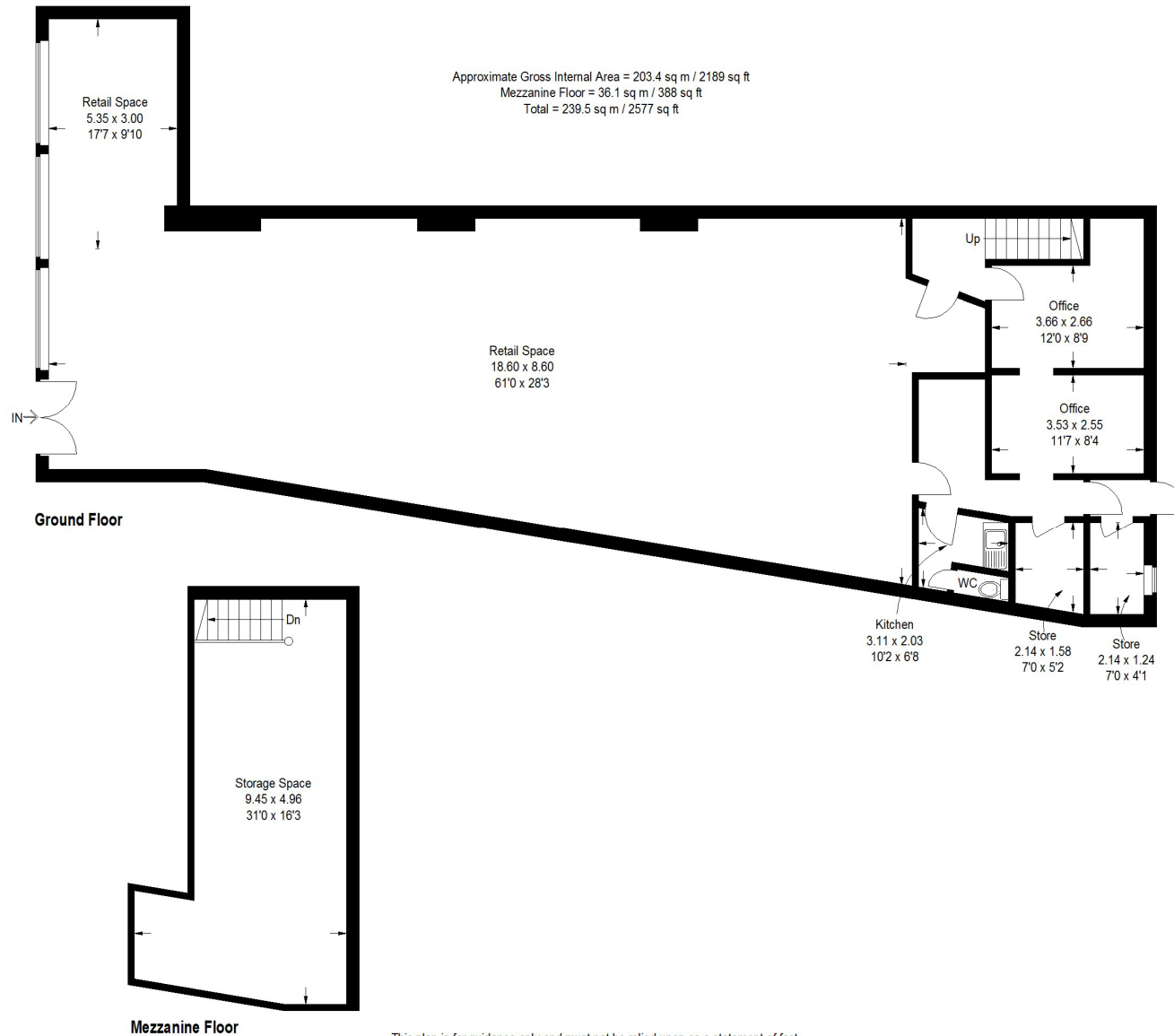
	sq ft	m sq
Approximate Gross	2,189	203.4
Mezzanine	388	36.1
Total Gross internal Area	2,577	239.5

## PLANNING

Internet enquiries were made to the local planning authority. It is understood that the premises benefit from planning consent for use Class A1 of The Town and Country Use Classes Order 1987.

## VAT

Prospective parties should rely on their own enquiries. The property is understood not to be elected for VAT.



This plan is for guidance only and must not be relied upon as a statement of fact.

## TENURE

The property is offered Freehold, held Title Number SL214704.

## PRICE

£175,000 (exclusive).

## SERVICES

(Not tested)

The property is served by all mains services.

## EPC

The EPC rating is D (78)

## LOCAL AUTHORITY

Telford and Wrekin Council, Civic Offices, Telford, Shropshire TF3 4WZ

## RATEABLE VALUE

We have made non-verbal enquiries to Telford and Wrekin Council and can confirm the following:

Rateable Value: £17,500

Rates Payable : £8,050

## LEGAL COSTS

Each party is to be responsible for their own legal costs in respect of the new lease.



SHOP INTERIOR

# FOR SALE

41 Market Street, Wellington, Telford TF1 1DT



## VIEWING

Strictly by prior arrangement with the joint agent. For more information or to arrange a viewing, please contact:

**James Evans** 07792 222 028

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**Lucy Wilde** 07538 912 096

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**01743 450 700**

**Halls**<sup>1845</sup>

COMMERCIAL

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, give notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority

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