

FOR SALE

TSR

TOWLER SHAW ROBERTS

VERSATILE TWO STOREY RETAIL/OFFICE PREMISES OCCUPYING A PROMINENT ROADSIDE LOCATION



**1A THE PARADE
DONNINGTON
TELFORD
TF2 8EB**

- Spacious detached two-storey retail/office premises extending in total to approximately 3,268 sqft (303.65 sqm).
- Well-appointed and versatile accommodation providing a mixture of open plan and cellular accommodation with staff kitchenette and welfare facilities on each floor.
- Forming part of a popular neighbourhood shopping parade with a large Co-op convenience store and customer car parking nearby.
- Offers in excess of **£300,000** are invited for the freehold interest with vacant possession upon completion.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a prominent location forming part of a large neighbourhood shopping parade, fronting onto Wrekin Drive which in turn leads to the wider road network with the A442 Queensway being 1.7 miles west and Junction 4 of the M54 being 3 miles south. Occupiers in the immediate vicinity include a Co-op convenience store, Aldi Supermarket and a number of local independent businesses.

Donnington is one of the principal district centres within the Telford conurbation situated 4 miles north of Telford Town Centre and its associated shopping and leisure facilities. The M54 motorway is approximately 1 mile south providing easy access to the M6 and the West Midlands conurbation with the county town of Shrewsbury approximately 17 miles west.

Description

The property comprises a modern well-appointed 2-storey detached retail/office premises extending in total to approximately 3,268 sqft (303.65 sqm) with shared car parking facilities within the immediate vicinity. The accommodation provides ground floor retail/office area having a glazed frontage with ancillary office rooms and kitchenette and toilet facilities. The first floor provides a mix of open plan and cellular accommodation with further kitchenette and toilet facilities.

The property is fitted out to a modern standard having carpeted floor finishes, suspended ceiling with inset lighting, perimeter power and data points, gas fired radiator central heating, air conditioning and fitted window blinds.

The property was formerly occupied by Wrekin Housing as an estates/accounts centre and offers scope for a variety of potential alternative uses, subject to planning.

Accommodation

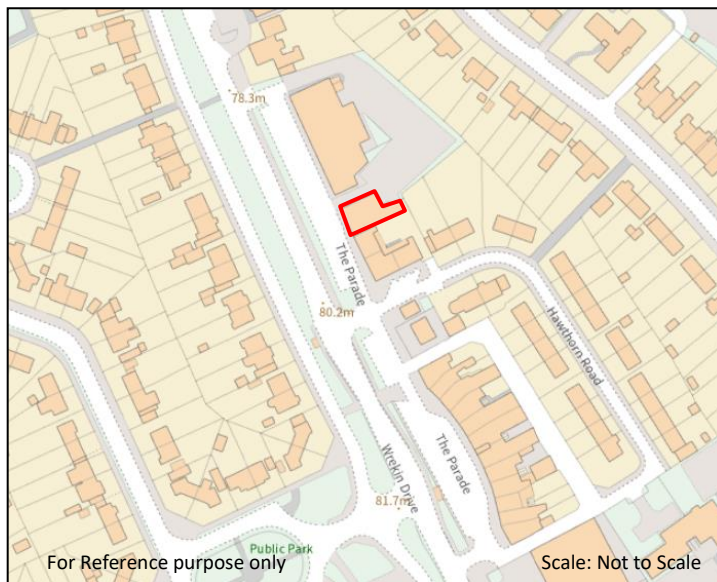
	Sqm	Sqft
Ground Floor	149.88	1,613
First Floor	153.77	1,655
Total	303.65	3,268

Services (Not Checked or Tested)

Mains electricity, water, gas and drainage services are understood to be connected or available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The property is offered For Sale by private treaty inviting offers in excess of **£300,000** for the freehold interest with vacant possession upon completion.



Energy Performance Rating

Energy Performance Rating: D 82

Business Rates

To Be Confirmed.

Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

Telford and Wrekin Council, Civic Offices, Telford, Shropshire, TF3 4LD. Tel: 01952 380000

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

April 2024

TSR House

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Important Notice

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