



36 New Street, Wellington, TF1 1NE

Retail Unit to Let



Summary

- Prominent Town Centre retail unit to let on a new lease (terms to be agreed).
- Sales Area 155.90 m2 (1678.13 sq ft)
- Rent £25,000 per annum (exclusive).
- Located on Wellington's main high street.
- Nearby occupiers include Iceland Foods, British Heart Foundation, The William Withering (Wetherspoons), Specsavers, Boots and Heron Foods.
- Public Transport nearby.
- Kitchen facilities included.
- Rear fire escape.
- Public car parks nearby.



 [Virtual Tour](#)



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For further information contact:

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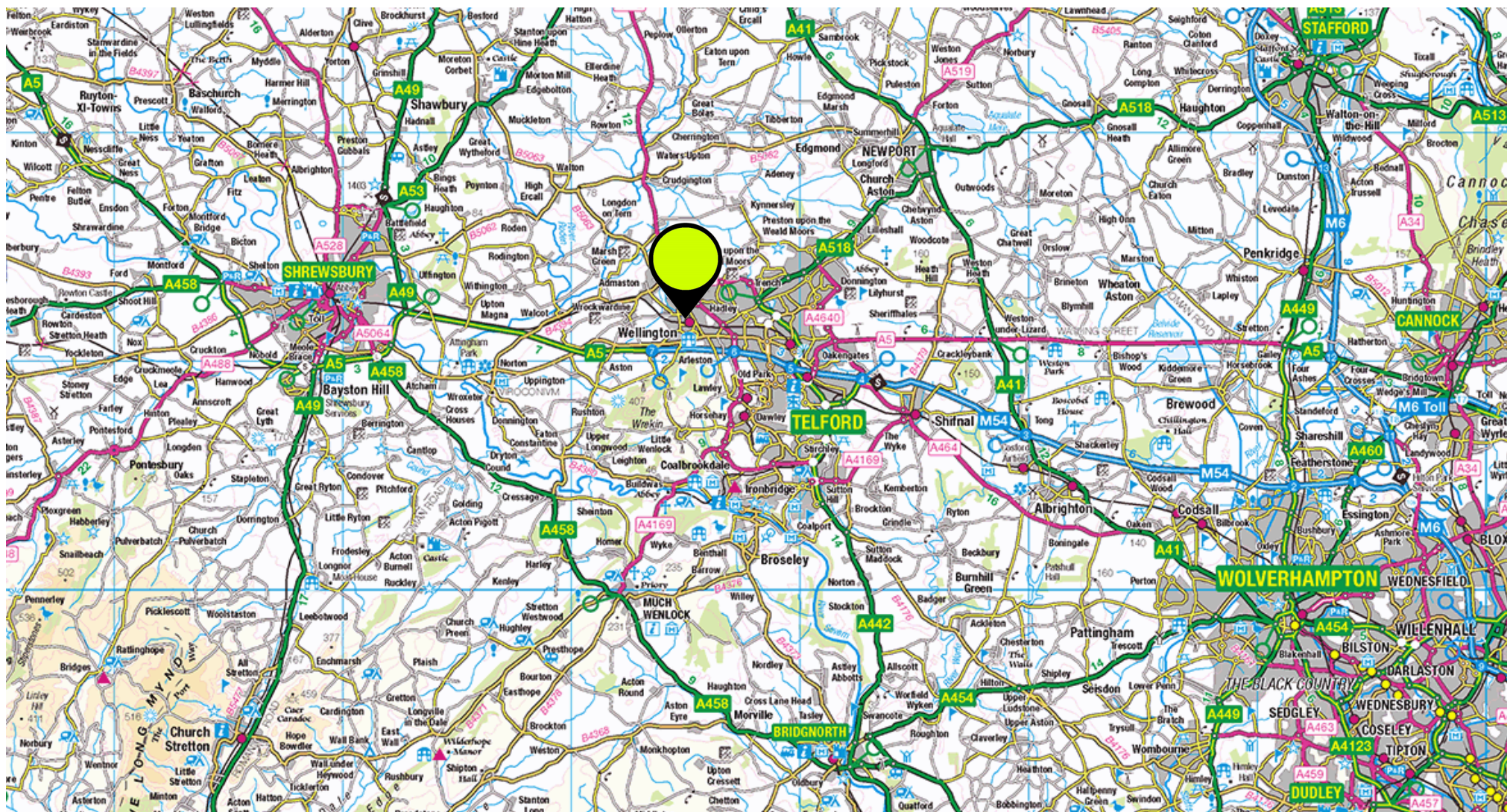
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Description:

36 New Street is a ground floor retail unit with a wide floor to ceiling glazed frontage that spans the width of the unit and a large storage area at the rear. Previously used as a convenience store, but would lend itself to a variety of uses.

Situation:

Located in a prominent position within the town centre on Wellington's main high street, adjacent to Iceland Foods and The British Heart Foundation, The William Withering (Wetherspoons) and Boots amongst other national and independent retailers. The unit experiences a good level of footfall on one of the main pedestrian routes through town.

Proposal

This well located ground floor retail unit is available on a new lease (terms to be agreed) at a rent of £25,000 per annum (exclusive).

Accommodation

*Measured in accordance with the RICS Code Of Measuring Practice.
All measurements are approximate and are on a gross internal floor area basis).*

Floor	Description	Size (sq ft)	Size (sq m)
Ground Floor	Sales Area	1678.13	155.90
Ground Floor	Storage	417.74	38.81
Ground Floor	Kitchen	114.85	10.67
Ground Floor	Toilet		
Ground Floor	Rear Hallway	48.54	4.51
Gross Internal Area		2259.23	209.89

Ratable Value: ↗ **£30,000 (April 2023)**

Energy Performance Rating: TBC

Local Authority:

Telford & Wrekin Council
Addenbrooke House, Ironmasters Way, Telford, TF3 4NT.
01952 38 00 00 / contact@telford.gov.uk

Planning:

The premises are understood to have an existing use for Class E Retail purposes.

Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

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Chester
45 miles
Birmingham
36.4 miles

Telford
3.8 miles
Shrewsbury
12.1 miles



Manchester
1 hr 52 mins
Birmingham
49 mins

Telford
12 mins
Shrewsbury
24 mins



Manchester
1hr 27mins
Birmingham
39 mins

Liverpool
1hr 37mins

Deposit:

A deposit of 3-6 month's rent is typically required.

References:

The successful applicant will typically need to provide satisfactory references/ company trading accounts.

Anti-money Laundering and Identity Verification:

To comply with anti-money laundering regulations, we are obliged to verify identify and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

Fixtures & Fittings

All items usually classed as tenants' fixtures and fittings, and not mentioned in these details are excluded from the letting.

Costs:

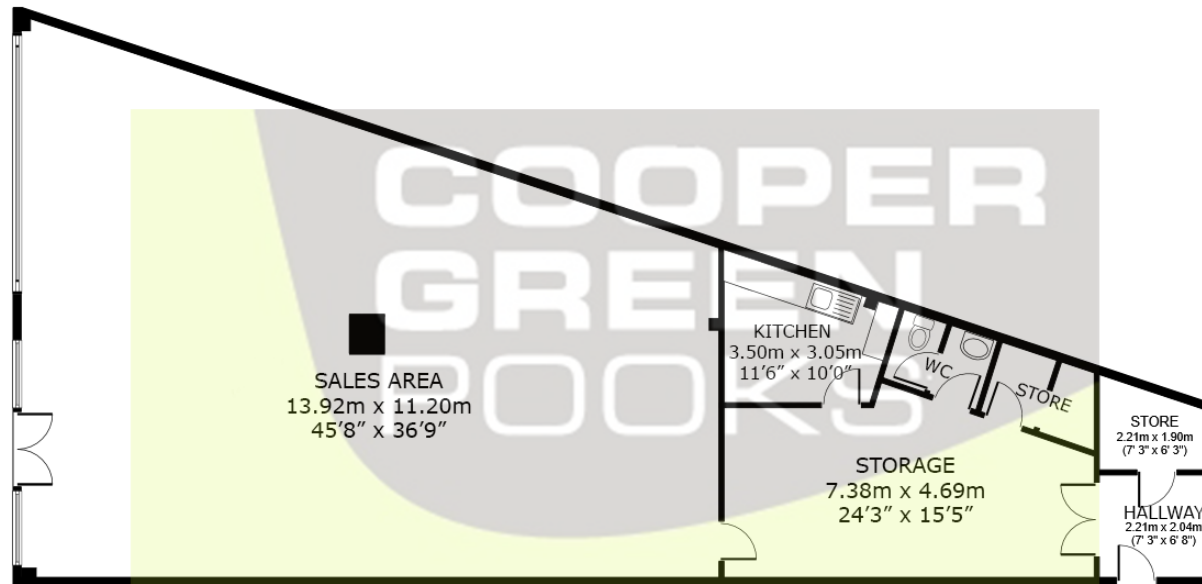
Both parties to cover their own legal costs.

VAT:

The property is not elected for VAT, and therefore VAT won't be charged on the rent.

Services:

All mains services are connected to the property.



FLOOR AREA 172.0 SQ.M. (1,851 SQ.FT.)

TOTAL FLOOR AREA
GROUND FLOOR: 172.0 sq m / 1,851 sq ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.



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