



Sanderson
Weatherall

TO LET

RETAIL UNIT FITTED OUT AS A CAFÉ/ RESTAURANT
WITHIN A BUSY NEIGHBOURHOOD PARADE



Unit 2, 3 Lightmoor Way, Lightmoor Village, Telford TF4 3TX

sw.co.uk



- Retail unit fitted out as a café/ restaurant within a busy neighbourhood parade
- Very good condition
- Net internal area of 854 sq ft (79.35 sq m)
- Allocated car parking
- Affordable rental of £12,000 per annum.

Location

The property is situated on the north eastern side of Little Meadow Mews, where it joins Ellens Bank, off Lightmoor Way. It forms part of Lightmoor Village which is a suburb housing development in Telford, approximately three miles south west of the main retail area, known as Telford centre. The surrounding area is a modern housing estate providing excellent footfall past the unit.

Description

The property forms part of a neighbourhood parade of shops with residential accommodation above. It has previously been occupied as a café/ restaurant use and still retains many of its fixtures making it suitable for immediate occupation for a similar purpose.

Internally, the property is currently partitioned to provide a main retail/ seating area, kitchen, service counter, two WCs and various storage cupboards.

The property presents very well giving an incoming tenant the opportunity to occupy immediately or easily fit out to their own specification. There is gas central heating and ceiling mounted comfort cooling to the main retail area.

The property extends to a net internal area of approximately 79.35 sq m (854 sq ft).

Externally there are two allocated parking spaces and a secure bin store.

Use

We believe that the unit benefits from permission to be used as a café/ restaurant, under class E(b). Other business or other hot food takeaway uses will be encouraged, subject to planning permission.

Rent

£12,000 per annum exclusive, subject to contract. VAT is payable in addition to the rent.

Lease

The property is available by way of a new internal repairing and insuring lease, for a minimum term of five years.

A rent deposit and guarantor may be requested, subject to references. There is a service charge payable.

Rating assessment

The property has a rateable value of £11,750 (2023 assessment)- approximately £5,863 payable. Business Rates are payable by the tenant but may be subject to rates relief for a small business.

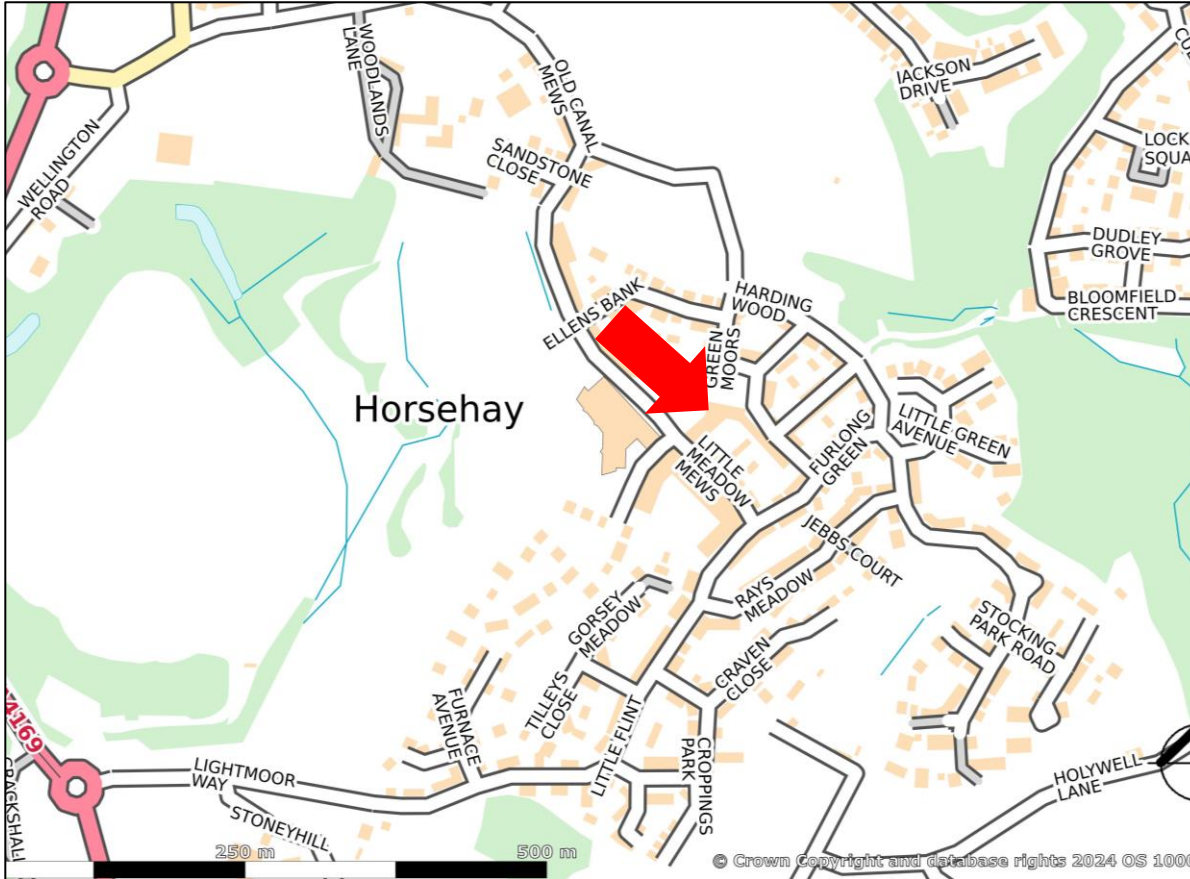
Services

We are informed that mains electricity, gas, water and drainage are connected to the property. The in-going tenant will be responsible for all utility costs.

None of the services or installations have been tested by the landlord or their agents and therefore no warranties can be provided as to their condition or suitability for future use.

Energy performance

The EPC Rating for the property is band B, with a score of 49 points.



Strictly by prior appointment with the agents:

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On the instructions of:



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February 2024