



26a Market Street, Wellington, Telford, TF1 1DT

Property Summary

- Prominent high footfall town centre location
- Large free park to the rear
- Grants up to £10,000 available for small businesses

For enquiries please call or email:

07753 572411 – info@georgepropertygroup.com

Location

The premises occupies a prominent location situated on Market Street within Wellington town centre, Telford. The site is ideally located within close proximity to free parking amenities with the popular Wellington Market located immediately opposite the subject property, boosting footfall. The property also benefits from strong transport links with Wellington train station and local bus stops located in close proximity. Market street offers a strong mix local and national occupiers.

Description

The property comprises of a prominent character ground floor retail premises with glass glazing fronting onto Market Street. Internally the premises is divided via a stud wall (which could be removed), with a WC to the rear, extending to a net internal area of 630 sq ft. The premises benefits from painted and plastered elevations and part laminate and tiled flooring.

Services

We are advised the property benefits from from gas, three phase electrical supply and water connections.

Rent

£1,375 per calendar month exclusive.

Business Rates

Ratable value - £10,750
Rates payable: £5,365 (based off the small business UBR of 49.9p)

Please note some tenants will benefit from 100% rates relief if they qualify for small business rates relief. Interested parties are advised to make their own enquires to the Valuation office agency.
<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

Grant Funding

Telford and Wrekin council are offering grant funding for eligible business startups up to £10,000. Further details are available via the below link:
https://www.telford.gov.uk/info/20715/pride_in_our_high_street/4043/grants

EPC

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Legal Costs

Each party is to bear their own legal and professional costs incurred.

VAT

The property is elected for VAT and all figures quoted are exclusive of VAT which will be payable at the prevailing rate.

Anti Money Laundering Regulations (AML)

We will require two forms of ID, together with the confirmation and source of funding from the buyers or lessees of the property.

