

Halls

COMMERCIAL

TO LET

PROMINENT RETAIL SHOP



PROMINENT RETAIL SHOP IN WELLINGTON TOWN CENTRE, SUITABLE FOR A VARIETY OF USES
4 CROWN STREET, WELLINGTON, TELFORD TF1 1LP

- Prominently located in the centre of Wellington
- Suitable for a variety of uses, subject to statutory consents
- Provides Net Internal Floor Area of 59.15 sq m (637 sq ft) with a basement equating to 64.86 sq m (698 sq ft)
- Access from either Bell Street or Crown Street

RENT: £12,000 per annum (Exclusive)

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01743 450 700

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LOCATION

The premises are prominently situated with entrances on Bell Street and Crown Street in the town centre of Wellington. Wellington Town Centre is 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 free car parks throughout the town. Surrounding occupiers include Little Bettys gift company, Iwai aesthetics, The Little Green Pantry, clouds of Smoke vape shop and Top Tailor.

Wellington is an established administrative centre and market town with a population of approximately 25,554 people making it by far the largest of the borough towns and the third largest town in Shropshire when counted independently from Telford. However the town centre serves a greater area of approximately 60,000.

DESCRIPTION

The property provides a prominently located lock up retail unit on the ground floor providing a Total Net Internal Area of approximately Net Internal Floor Area of 59.15 sq. m (637 sq. ft) with a basement equating to 64.86 sq. m (698 sq. ft). The property benefits from access from both Bell Street and Crown Street.

The property has windowed shop frontage and is arranged to provide an open plan sales area. The property benefits from WC facilities, LED lighting and an alarm system.

The property as a whole is of brick construction with a slate tiled roof with wooden shop frontages to both elevations.



ACCOMMODATION

(All measurements are approximate only)

	SQ M	SQ FT
Net Internal Floor Area	59.15	637
Basement	64.86	698

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RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2024/25) £11,750
Rates Payable (2024/25) £5,863

VAT

It is understood the property is not elected for VAT and therefore VAT will not be payable on the rent.

PLANNING

Interested parties are advised to make their own enquiries to the local authority.

The property is understood to benefit from user class E use, would suit a variety of uses subject to statutory consents.

EPC

Rating: C
Expiry Date: 17th December 2031
Certificate number: 1011-4667-4798-0424-7959

SERVICES

(Not tested at the time of inspection)
It is understood mains electricity, drainage and water are connected to the property. Water and electricity are on shared supplies and are sub metered and recharged by the landlord.

LEGAL

Each party are responsible for their own legal fees in relation to documenting this transaction.

TENURE

The property is offered to let on a new lease for a length of term by negotiation with rent reviews at three intervals subject to negotiation. The lease is granted on Tenants Internal Repairing and Insuring Terms, subject to service charge provisions. Further details from the letting agents upon request.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,
Shrewsbury, SY2 6ND
Telephone: 0345 678 9000

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, given 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



VIEWING

Viewing via the letting agents:

James Evans
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E: james.evans@hallsgb.com

Ellie Studley
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her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.