



15-19 Market Street
Wellington, Telford, TF1 1DT

Prominent Town Centre Shop Unit



Attractive Return Frontage and Providing Total
Floor Area Approximately 1117ft² (103.76m²)

Rent £21,100 Per Annum (Exclusive)

Professional Department

Shrewsbury Office: 2 Shoplatch, Shrewsbury, Shropshire SY1 1HF

Tel: 01743 272720 Fax: 01743 271167

Commercial@samuelwood.co.uk

Gareth Samuel FNAEA Anthony E Wood FRICS

James Evans BSc(Hons)MRICS Russell Griffin MNAEA

www.samuelwood.co.uk

Craven Arms Office: Tel: 01588 672728 Ludlow Office: Tel: 01584 875207

The property is prominently situated fronting onto Market Street in the Town Centre of Wellington where all local amenities are available.

The property benefits from a return shop frontage onto an entrance into the Wellington market and also internally from within the shop there is an entrance in the shop unit from the Market.

The property provides an attractive lock up shop unit providing a total net floor area of approximately 1117ft² (103.76m²).



LOCAL AUTHORITIES

Telford & Wrekin Council
Civic Offices
Telford
Shropshire TF3 4WZ
Telephone 01952 380000

Shropshire County Council
The Shirehall
Abbey Foregate
Shrewsbury
Shropshire SY2 6ND
Telephone 01743 261000

RATES

Verbal enquiries were made to the Local Authority and we were advised as follows. However, we are unable to provide assurances regarding these figures and prospective tenants are advised to make their own enquiries.

Rates Payable £
Rateable Value £

SERVICES

(The services were not tested at the time of our inspection)

Mains electricity, water and drainage are understood to be connected to the property.

VIEWING

By prior appointment through the selling agents:

Samuel Wood & Company Commercial
2 Shoplatch, Shrewsbury, Shropshire SY1 1HF

TENURE

The property is available either by way of an assignment of the existing Full Repairing lease for a term of 6 years from 1 August 2005 or alternatively, a new lease for a length of term by negotiation can be offered to interested parties.

RENT

£21,100 (twenty one thousand and one hundred pounds) per annum is to be paid quarterly in advance by standing order.

USE

The property is understood to benefit from Planning Consent for Use Class A1 under the Town & Country Use Classes Order 1987.

LEGAL COSTS

The incoming tenant is to be responsible for the landlord's reasonable legal costs in approving the assignment of the lease or the granting of a new lease.

ACCOMMODATION

(All measurements are approximate)

Total Sales Area 1078ft² (100.14m²)
Staff / Office 39ft² (3.62m²)
Toilet

Telephone **01743 272720** (Ref: JRE/NHL)

Email **commercial@samuelwood.co.uk**

For further information, contact James R Evans BSc (Hons) MRICS – Telephone 01743 272720

Please visit our website at www.samuelwood.co.uk for a list of properties available