



28A Market Street
Wellington, Shropshire, TF1 1DT

Town Centre Shop Unit To Let



Total Floor Area Approximately 494ft² (45.89m²)

Rent £7,900 Per Annum (Exclusive)

Property Misdescriptions Act 1991: Draft Details – These details are awaiting final approval and may be subject to some changes

Professional Department

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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www.samuelwood.co.uk

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

The property comprises a lock up shop unit with a total floor area of approximately 494ft² (45.89m²).



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 251000

RATEABLE VALUE

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

Rateable Value	£6,300
Rates Payable	£2,910.60

SERVICES

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

VIEWING

By prior appointment with the selling agents:

TENURE

The property is available to let on a new Tenants Full Repairing and Insuring lease for a length of lease by negotiation. There will be rent reviews at 3-yearly intervals.

RENT

£7,900 (seven thousand, nine hundred pounds) per annum 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 incurred in respect of the granting of the lease.

ACCOMMODATION

Sales Area	448ft ²	(41.62)
Staff Room	21ft ²	(1.95m ²)
Stores	25ft ²	(2.32m ²)
Toilet		

Samuel Wood & Company Commercial
Telephone **01743 272720** (Ref: JRE/NHL)
2 Shoplatch, Shrewsbury, Shropshire SY1 1HF
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FOR FURTHER INFORMATION, CONTACT JAMES R EVANS BSC (HONS) MRICS – TELEPHONE 01743 272720

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