



**3 and 3A Market Approach  
Wellington, TF1 1BW**

3 Market Approach    £10,000 per annum  
3a Market Approach    £14,000 per annum

- Total ground floor sales area approx. 903 sq ft (83.89 m<sup>2</sup>)
- Available as two separate units or as a whole.
- Fully glazed wide shop frontage.
- First floor storage area approx. 706 sq ft (65.59 m<sup>2</sup>)
- First floor frontage also fully glazed.
- Occupying a central location adjacent to Wellington's popular indoor market.
- A short walk from Wellington's Railway Station, convenient bus stops and free parking.

**Description**

No 3 comprises a ground floor retail unit with a glazed shopfront and double aluminium doors to the entrance (shared with No 3a). Internally, the floor is stripped back to screed with plaster and painted walls and painted ceiling. There is separate staff accommodation to the rear of the shop.

No 3a comprises a ground floor shop together with first floor storage and staff facilities. The ground floor shares a similar finish as No3 with the upstairs comprising full height UPVC street facing windows and carpet tiles throughout.

**Situation**

The property occupies a prominent position on Market Approach in Wellington town center. Surrounding retails include, Boots, Greggs, Heron Foods, Timpson, Subway and Wetherpoons, as well as a variety of local independent retailers.

Wellington is the principal district centre of Telford (with a total population of 148,000) with a busy retail market, free public car parking and convenient bus and railway stations.

Telford centre is about 5 miles distant, Shrewsbury 12 miles and Birmingham 45 miles.



For further information, contact:

James Satoor | 07494 328 693 | james.satoor@cgpooks.co.uk

Andrew Birtwistle | 07775 703 246 | ab@cgpooks.co.uk

## Term

The premises are to be let on a new lease for a term of 6 years on Tenant's apportioned full repairing and insuring terms, with a rent review after 3 years.

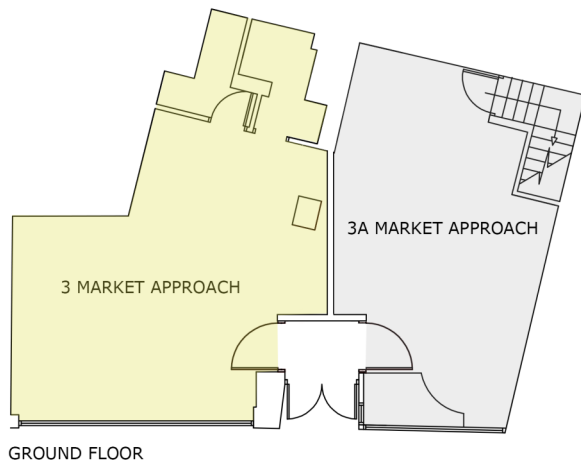
Alternative lease terms may be available by negotiation.



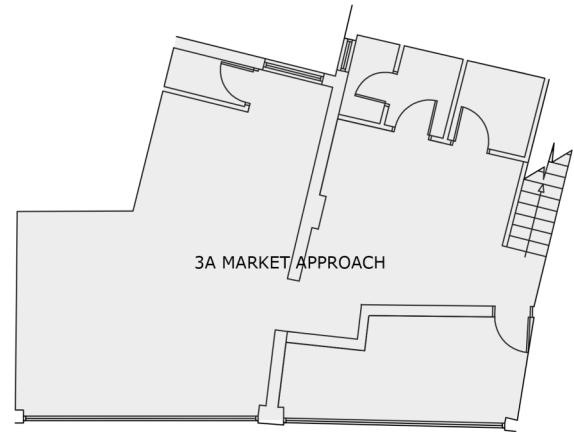
## Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice. All measurements are approximate and are on a net internal floor area basis).

	Floor	Description	Size (sq ft)	Size (m <sup>2</sup> )
<b>3 Market Approach</b>	Ground Floor	Sales Area	466	43.3
	Ground Floor	WC		
<b>3A Market Approach</b>	Ground Floor	Sales Area	437	40.59
	First Floor	Storage	706	65.59
	First Floor	Kitchenette		
	First Floor	Toilets		
<b>Total</b>			<b>1609</b>	<b>149.48</b>



GROUND FLOOR



FIRST FLOOR

## Planning

The premises is within Wellington Town Centre Conservation Area. The property is understood to have an existing use for Retail within the Town and Country Planning Act (Use Classes) Order 1987. Other uses including financial and Professional Services, Café/Restaurant and Medical/Educational may be considered suitable, subject to planning.

Prospective occupiers should rely on their own enquiries with the planning authority concerning the proposed use.

## VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of the preparation of these particulars the Landlord had elected not to charge VAT on the rent.

## Costs

Incoming tenant to pay all reasonable legal costs in respect of the transaction including any stamp duty and VAT, if applicable.

## Deposit

A deposit equivalent to 3 to 6 months rent may be required.

## References

The successful applicant will typically need to provide satisfactory references/company trading accounts.

## Anti Money laundering & Identification Verification

To comply with governmental anti-money laundering regulations, identification checking, funding confirmation and funding source alongside routine references and credit checking will be required for all parties leasing or purchasing property.

## Fixtures and Fittings

All items usually classed as Tenant's fixtures and fittings, and not mentioned in these details are excluded from the letting.

## Services

All mains services (except gas) are understood to be available subject to connection charges by the utility companies.

## Local Authority

Telford and Wrekin Council  
PO Box 45  
Wellington Civic Offices  
Telford  
TF2 2FH

01952 380 380

## Rateable Value

➤ 3 Market Approach	£9,800
➤ 3A Market Approach	£13,750
(1st April 2023)	
➤ EPC	E 117

