



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET LEISURE AND ACTIVITY PREMISES

4,925 ft² (458 m²)



**UNIT 2, THE TOWNHOUSE, THE PARADE
WELLINGTON, TELFORD, SHROPSHIRE, TF1 1PY**



- ◆ Available as a whole or in parts
- ◆ Wellington Town Centre
- ◆ Ground and First Floor
- ◆ Flexible use premises - ideal for fitness, wellness and family activities (STP)

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LOCATION

The property occupies a Town Centre location, adjacent to the Town Centre Bus Station and The Railway.

The main retail area of Wellington is also adjacent with a variety of local and national retailers and commercial operators.

Wellington is the principal district centre of Telford and is located approximately 1 mile from Junction 7 of the M54 and 6 miles from Telford Town Centre. The Town Centre Railway Station is adjacent.

DESCRIPTION

The property provides two storey accommodation with 2 separate entrances. The unit was formerly run as a nightclub and bar until recently and it is considered to be suitable for a variety of alternative leisure and fitness uses, subject to any planning consent.

The ground floor provides a reception area and bar with WC's, storage and lift to the first floor.

The first floor provides two levels of floor space. As there are two separate ground floor entrances, consideration will be given to a letting in two parts, floor-by-floor.

ACCOMMODATION

Gross internal areas approximately:-

	sq ft	sq m
Ground Floor	2,095	195
First Floor	2,830	263
Total Gross Internal Floor Area	4,925	458

SERVICES

We are advised that mains water, drainage and electricity are connected or available, however, interested parties are advised to check the position with their advisors/contractors.

RENTAL

To let as a whole or in parts.

Ground Floor - £12,500 per annum exclusive.

First Floor - £14,170 per annum exclusive.

Whole - £25,000 per annum exclusive.

PLANNING

Interested parties are advised to make their own enquiries with Telford and Wrekin Council on 01952 380000.

VAT

We understand that VAT is payable in addition to rent.

EPC

An EPC Rating of C-73 has been awarded to this property.

RATES

Our online enquiries through the Government's website show the assessment is as follows:

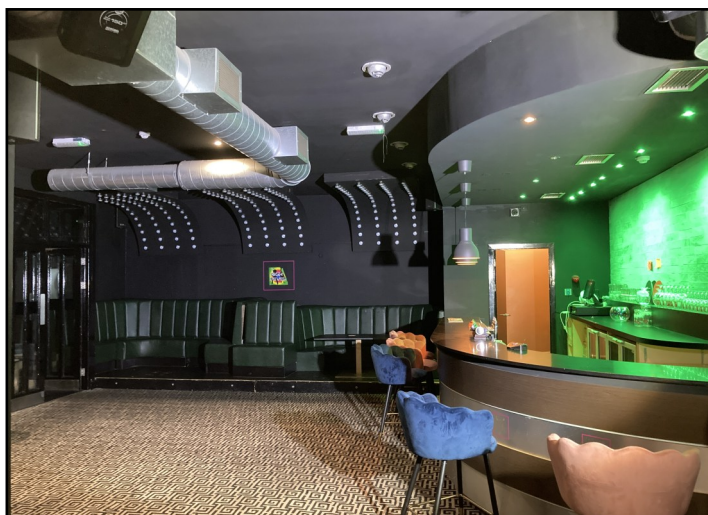
From 1st April 2023 - £19,250 - Rateable Value

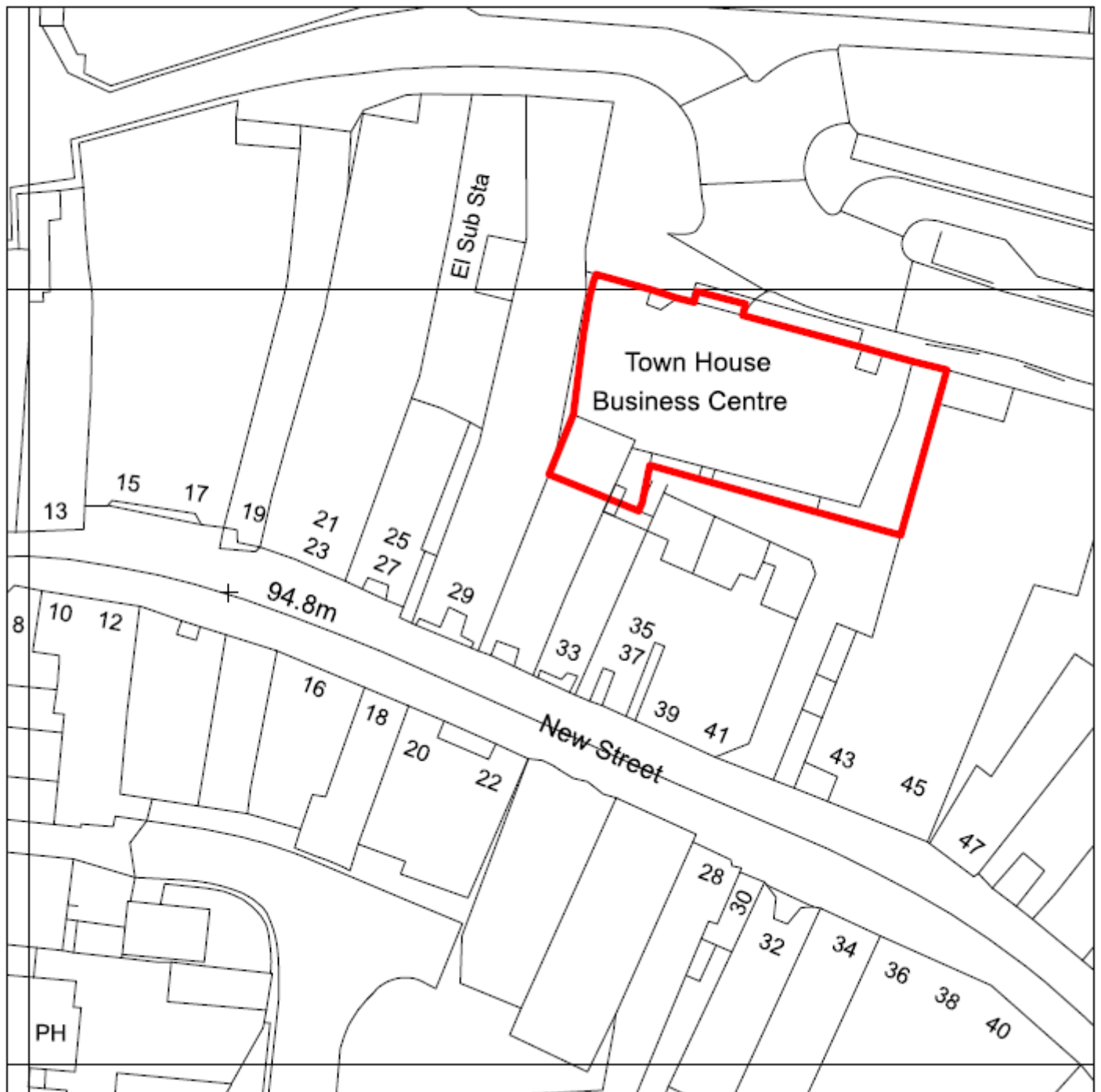
WEBSITE

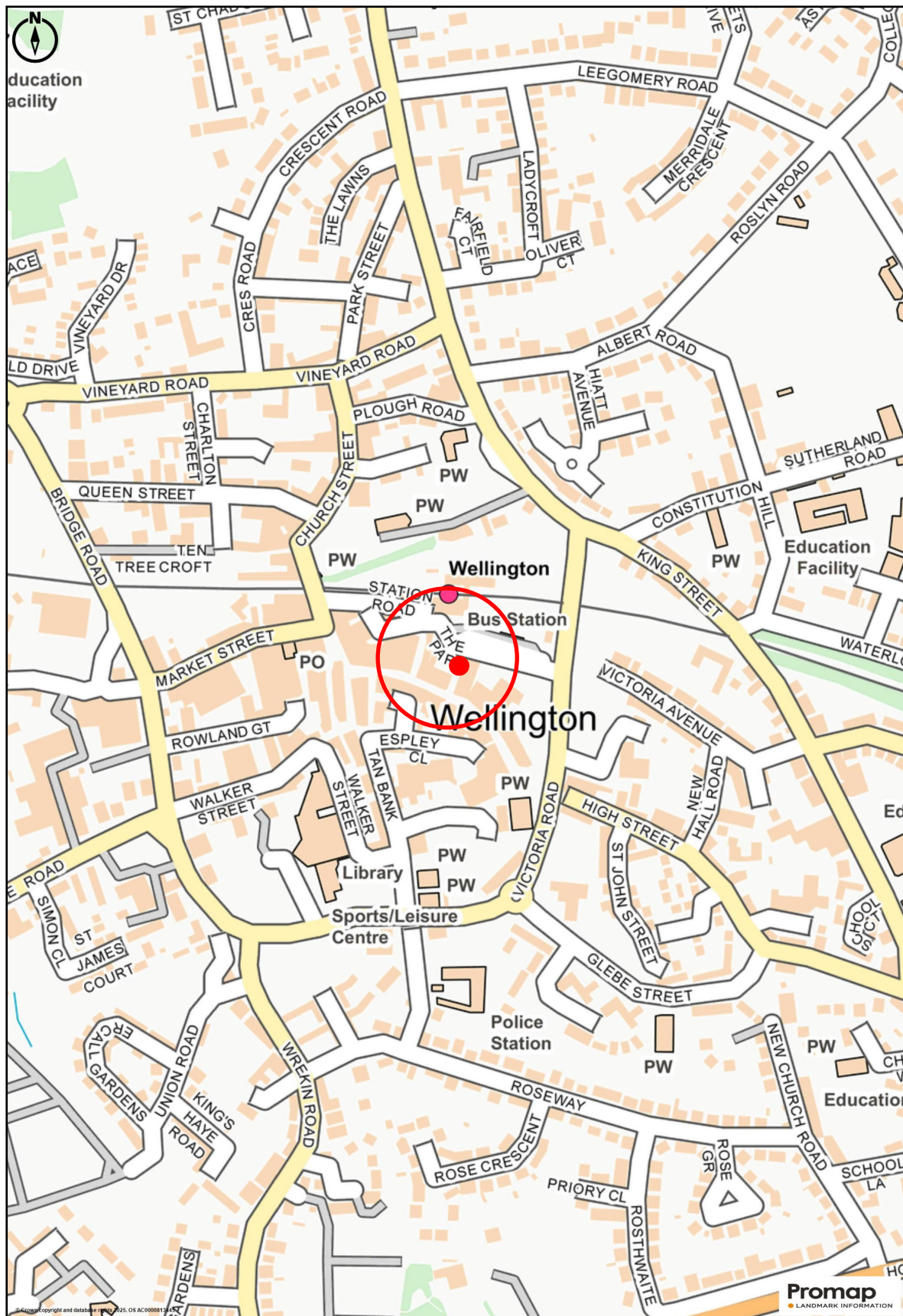
Aerial photography and further information is available at bulleysbradbury.co.uk/nfever

VIEWING

Strictly by prior appointment with Bulleys Bradbury at their Telford Office on 01952 292233.







IMPORTANT NOTICE

Bulleys Bradbury for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
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- Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.

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