



42 New Street
Wellington, TF1 1NE

£15,000 pa (exclusive)



Summary

- Prominent two-storey self contained retail unit to let.
- Net internal area 1,176 sq ft (109.25 sq m).
- Fully glazed frontage with roller shutter door.
- Rear access to shared loading bay.
- Nearby occupiers include Nationwide, Iceland, British Heart Foundation, Masova (bakery) as well as a variety of independent retailers and coffee shops.
- A short walk to Wellington Market.
- Surface level car park nearby (free for up to 3 hours).
- Public transport nearby.



42 New Street, Wellington, TF1 1NE



For further information, contact:
Cooper Green Pooks
01743 276 666 (Option 3)

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

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

Description:

The property comprises a modern shop unit arranged with ground floor sales area (with rear shared delivery access), rear storage room, kitchenette and toilets and useful first floor space that lends well to sales/offices/showroom.

The unit benefits from a fully glazed frontage with externally fitted roller shutters.

It has traded as a retail shop but is considered suitable for a range of different uses, subject to any consents necessary.

Location:

The premises occupy a busy trading position in Wellington town centre close to Iceland, Nationwide Building Society, British Heart Foundation, Specsavers, and with a range of free public car parks and the bus and railway stations nearby.

Wellington is the principal district centre for Telford (total population c.120,000), Telford centre being 3 miles distant, Shrewsbury 12 miles, Birmingham 50 miles.



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		Size (sq ft)	Size (m ²)
Ground Floor	Frontage	19'6"	6m
Ground Floor	Sales Area	630	58.53
First Floor	Sales / Show Room / Offices	546	50.72
Total		1,176 sq ft	109.25 m ²

Tenure

The premises are to be let on a new lease of 6 years on a Tenant's apportioned full repairing and insuring basis with a Rent Review after 3 years.



Anti-money Laundering and Identity Verification:

To comply with anti-money laundering regulations, we are obliged to verify identify and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

Fixtures and Fittings:

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

Costs:

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

VAT:

All prices mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. The Landlord has elected to charge VAT on the rent.

Services (not checked or tested):

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

Rateable Value:

£14,000

1st April 2023

Energy Performance Rating:

B 43

Planning

The property is understood to have an existing use for Class E Retail purposes. Prospective occupiers should rely on their own enquiries with the planning authority concerning their proposed use.

Local Authority:

Telford and Wrekin Council

Addenbrooke House

Ironmasters Way

Telford

TF3 4NT

01952 38 00 00 / contact@telford.gov.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.