

Wellington - The Wellington Bar & Grill, 7 Market Square TF1 1BP
Bar & Restaurant to Rent / Business for Sale



BLUE ALPINE

PROPERTY CONSULTANTS



Wellington - The Wellington Bar & Grill, 7 Market Square, Telford TF1 1BP

Bar & Restaurant to Rent / Business for Sale



Property Features:

- Comprises large ground floor bar with restaurant area and full commercial kitchen
- Benefits from a large cellar and ancillary space at first and second floor, accessed internally
- Total NIA: 300 sq m (3,228 sq ft)
- VAT is NOT applicable to this property
- Located in the heart of the town centre within short walk to Wellington Train Station and occupiers nearby including Post Office, Subway, Restaurants, Takeaway's and more.



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Property Description:

Comprises large ground floor public house with bar and restaurant area, full commercial kitchen, large cellar and ancillary space on the first and second floor used for storage, providing the following accommodation and dimensions:

Ground Floor: 210 sq m (2,260 sq ft)

Open plan bar area, Restaurant area,
Commercial kitchen, Disabled WC

First Floor: Male/female WCs

First Floor Rear: 53 sq m (570 sq ft)

Storage area

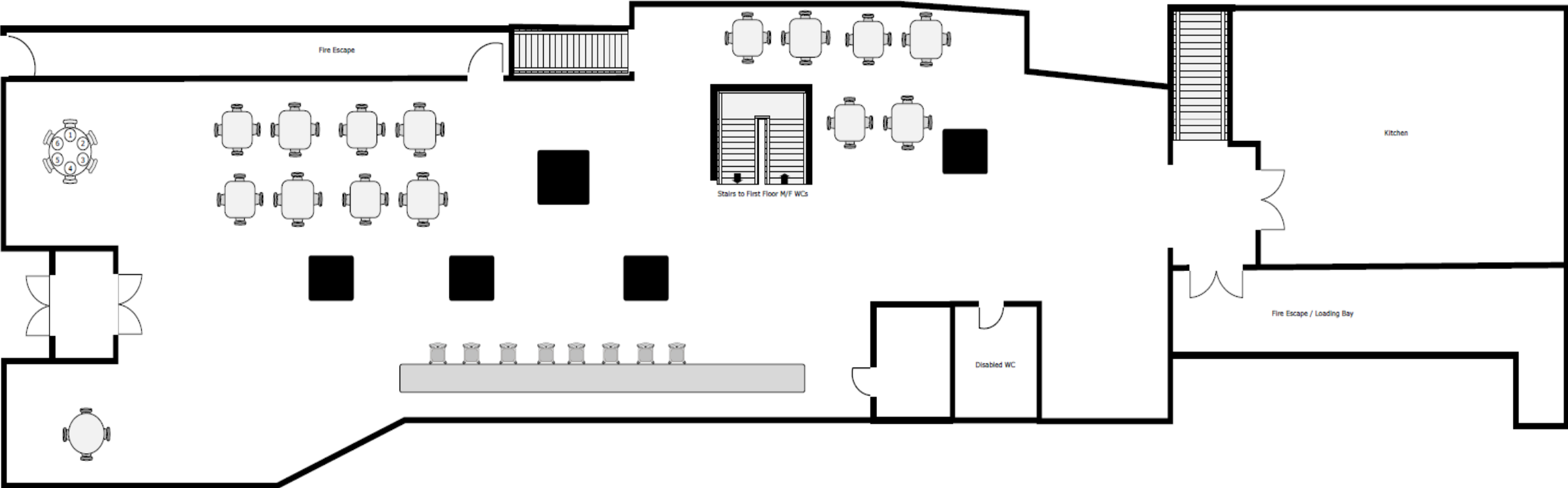
Second Floor Rear: 37 sq m (398 sq ft)

Storage area

Total NIA: 300 sq m (3,228 sq ft)



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Ground Floor Plan

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Terms:

Available on a lease assignment with below FRI terms:
Term: 5 Years from 12th January 2026 (expiring 11.01.31)
Rent: £461.54 per week (PCM: £2,000)
Deposit: £6,000 (3 months)
Rent Review: 12.01.2028 linked to RPI
Break Clause: 11.01.2029 with min 6 months notice
Premium: £65,000 inc. fixtures and fittings
*Lease inside the Landlord & Tenant Act 1954

Rateable Value:

Rateable Value - £25,250 p.a.
Rates Payable - £9,650 p.a.

EPC:

The property benefits from a C rating. Certificate and further details available on request.



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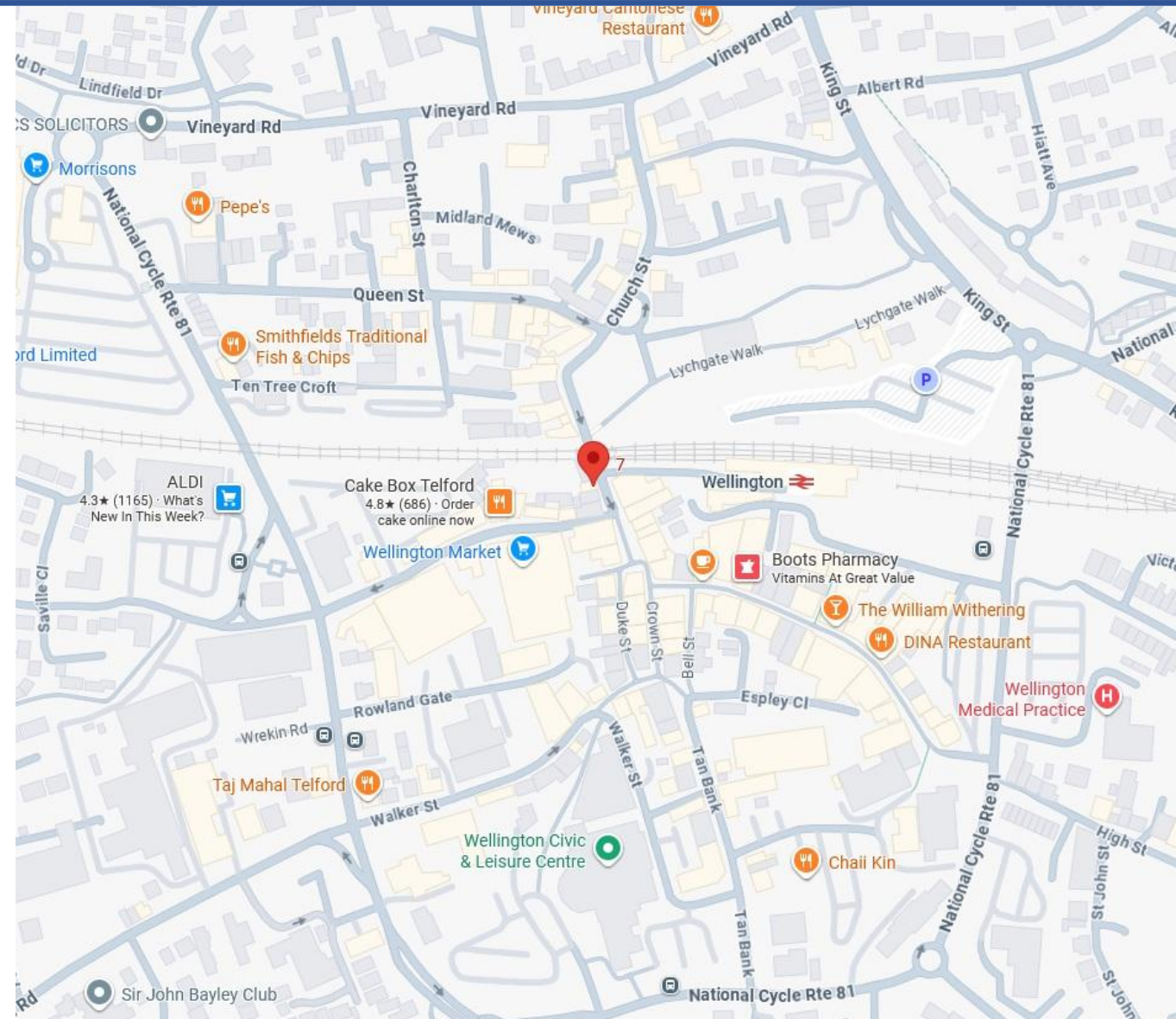
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Location:

Wellington forms part of the new town of Telford, located north of the M54 Motorway and being approx. 10 miles east of Shrewsbury and 20 miles north-west of Wolverhampton. The property is located in the heart of the town centre within short walk to Wellington Train Station and occupiers nearby including Post Office, Convenience Store, Restaurants, Takeaway's and more.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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