

TO LET (MAY SELL)

Halls ¹⁸⁴⁵

COMMERCIAL

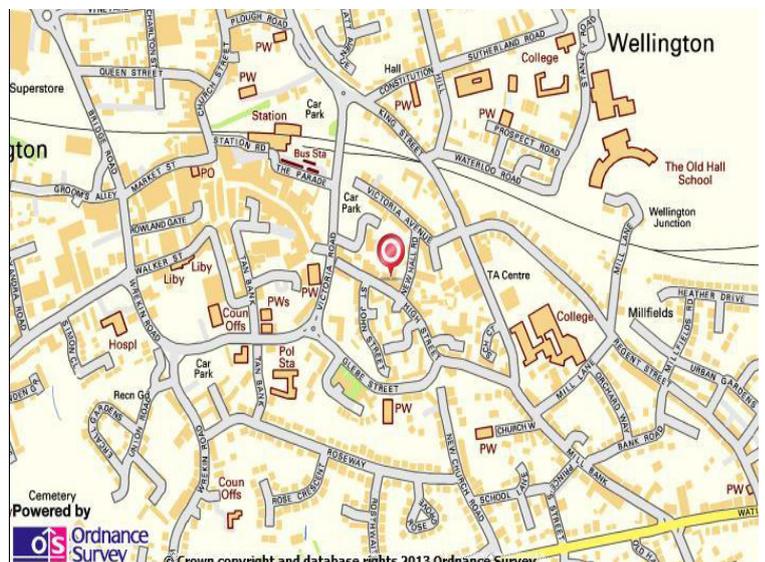
RETAIL

37 High Street, Wellington, Shropshire TF1 1JW



- Ground Floor Lock Up Unit
- 105.1 sq m (1,131 sq ft)
- Potential for alternative uses (subject to consents)

Rent: £9,000 per annum (exclusive)
Price: Offers in Region of £99,000



halls.gb.com

01743 450 700

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Location

The property is situated fronting onto High Street on the edge of the town of Wellington, where all local amenities are available.

Wellington is an established market town and administrative centre within the wider Telford area. Access to the M54 and the motorway network can be found at Telford.

Description

Number 37 High Street provides a two storey property which is arranged to provide a ground floor unit and two residential flats at first floor level which are subject to long leases.

Accommodation

(All measurements are approximate only)

Ground Floor
Gross Internal Floor Area 105.1 sq m (1,131 sq ft)

First Floor
Two Residential flats subject to long leasehold tenancy agreements.

Planning

Interested parties are advised to make their own enquiries to the local authority. We understand that the building has consent for A1 uses within the Town and Country Use Classes Order 1987.

Guide Rent/ Price

Rent: £9,000 per annum (exclusive)
Price: Offers in Region of £99,000

Tenure

The property is available on a new tenant's fully repairing and insuring lease for a term to be agreed. Alternatively the freehold is available to purchase with vacant possession.

Rateable value

The purchasers should rely on their own enquiries to the charging authority.

We have made non-verbal enquiries to Telford and Wrekin Council and can confirm the following:

Rateable Value 2015/16 £5,100
Rates Payable 2015/16 £2,448

Energy performance rating

The property is rated as G.

Legal costs

The ingoing tenant is to be responsible for the Landlord's legal fees in relation to the granting of a new lease.

Services

We understand that mains water, drainage and electricity are connected to the property. We have not tested any services on site and prospective purchasers should make their own enquiries.

Local Authority

Telford and Wrekin Council, Addenbrooke House, Ironmasters Way, Telford TF3 4NT Telephone: 01952 380000

VAT

All prices mentioned in these details and any subsequent correspondence are exclusive of VAT, if applicable. Please note that all charges levied by the landlord are subject to VAT at the prevailing rate.

Viewing

Strictly by prior arrangement with the Sole Agent. For more information or to arrange a viewing please contact:

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