

## RETAIL

# WELLINGTON

## BRIDGE ROAD

### TF1 1ED

#### LOCATION

The attractive Shropshire market town of Wellington has a population of 20,000 people is conveniently accessed via junction 6 of the M54 and located 5 miles North West of Telford and 15 miles East of Shrewsbury and 45 miles West of Birmingham City Centre.

#### VIEWING

By arrangement via Cushman & Wakefield LLP

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#### SITUATION

The unit is prominently located in an edge of town position off Bridge Road with shared parking for approximately 30 cars and loading accessed to the side of the premises. The property is considered suitable for a number of different retail or leisure uses (subject to consent) and nearby national operators includes **Morrisons, Aldi** and **Wilkinson**. A traders plan is attached with the subject unit highlighted red for identification purposes only.

#### ACCOMMODATION

The property is arranged on ground and first floors only offering the following approximate dimensions and gross internal floor areas:

<b>INTERNAL WIDTH (MAX)</b>	<b>20.38 m</b>	<b>(66ft 10ins)</b>
<b>SHOP DEPTH</b>	<b>35.59 m</b>	<b>(116ft 9ins)</b>
<b>SALES AREA</b>	<b>693.51 sq m</b>	<b>(7,465 sq ft)</b>
<b>FIRST FLOOR</b>	<b>POTENTIAL STORAGE</b>	

#### LEASE

The property is available on a new full repairing and insuring lease.

“The Code of Leasing Business Premises in England & Wales recommends you seek professional advice before agreeing a business tenancy. Details available from – [www.leasingbusinesspremise.co.uk](http://www.leasingbusinesspremise.co.uk)”

#### RENTAL

£50,000 per annum exclusive.

#### BUSINESS RATES

The building is currently jointly assessed with that adjacent therefore a separate assessment cannot be provided at this time. We recommend that interested parties make their own enquiries with the local rating authority, Telford & Wrekin Council on 01952 383 838.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

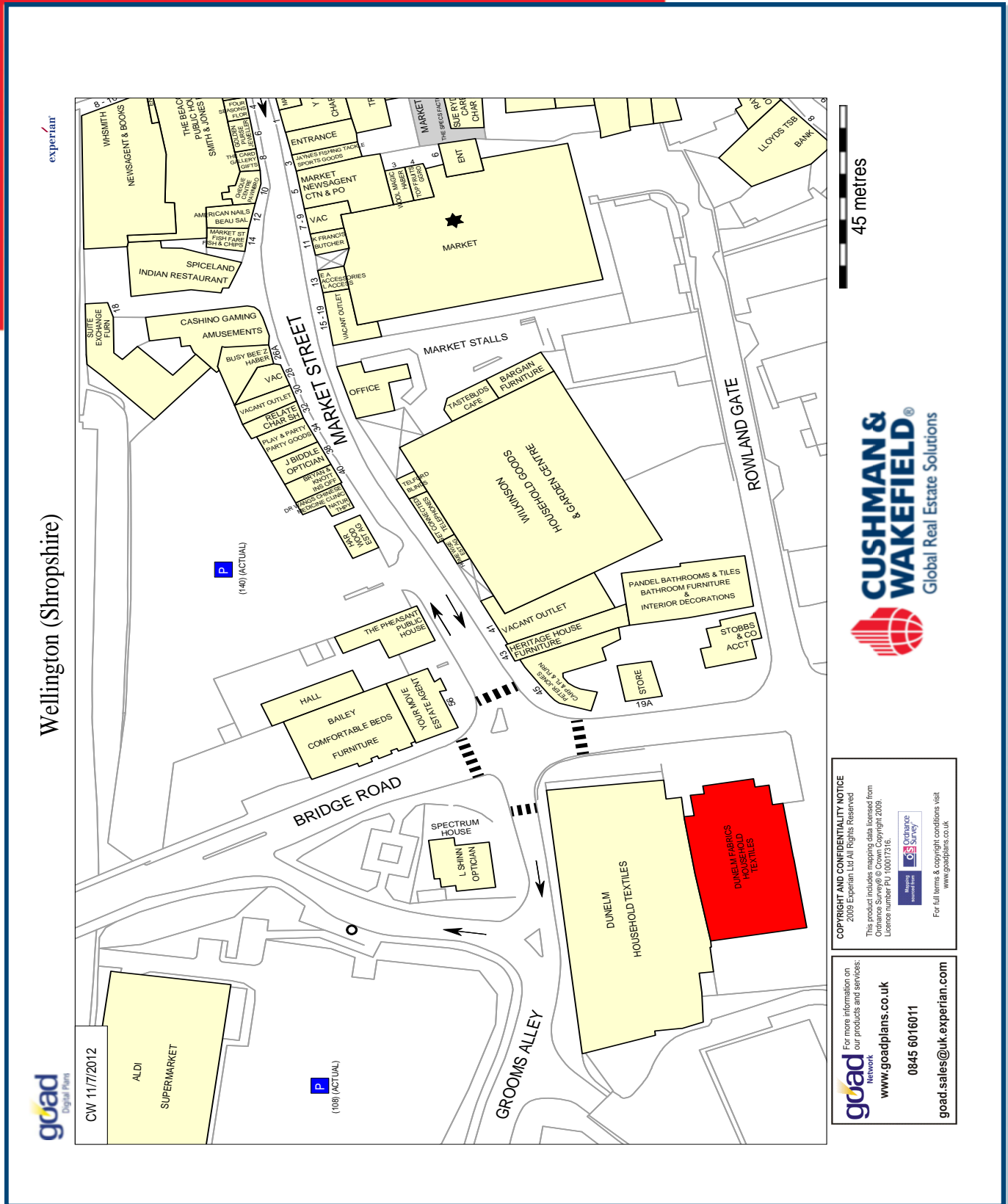
#### PLANT & EQUIPMENT

None of the systems or equipment in the property have been tested by us to ensure they are in working order. Purchasers/lessees may wish to make their own investigations.

**0121 232 4900**  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

**9 Colmore Row**  
**Birmingham, B3 2BJ**

# WELLINGTON BRIDGE ROAD



45 metres



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# Energy Performance Certificate

Non-Domestic Building



## GROUND FLOOR

Former Dunelm Mill Fabric Store  
Bridge Road  
Wellington  
TELFORD  
TF1 1ED

Certificate Reference Number:

9784-3053-0426-0301-0721

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

82

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	679
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	129.92

## Benchmarks

Buildings similar to this one could have rating as follows:

21

If newly built

55

If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.