

ANDREW DIXON
& COMPANY

TO LET

Chartered Surveyors &
Commercial Property Consultants

RETAIL PREMISES



Shop 2, Wombridge Road Shopping Centre Teagues Crescent, Trench, Telford, TF2 6RX

- Ground floor retail unit with net internal area of 1,080 sq ft (100.33 sq m)
- Situated within a popular parade of shops on Teagues Crescent
- Established residential location with good passing trade
- Restriction on hair and beauty, hot food take-away and other competing uses

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Shop 2, Teagues Cres Trench, Telford

LOCATION

The property is located in Trench, a suburb of the new town of Telford in the Borough of Telford & Wrekin. Trench lies on the northern side of the town approximately two miles from Telford town centre.

The property itself is situated in a mid-terrace position within a popular parade of shops on Teagues Crescent, being a predominantly residential area close to The Bridge public house. Other commercial users in the parade include a Co-operative supermarket, pharmacy, Chinese take-away and hairdressing salon.

DESCRIPTION

The property comprises a mid-terraced, single storey retail unit, which forms part of a parade of shops in an established residential location.

The unit is of brick construction, having a glazed shop frontage onto Teagues Crescent with security roller shutter and pedestrian access. Internally, it provides ground floor retail space incorporating rear store and WC facilities.

The accommodation was previously occupied by a DIY and hardware retailer.

To the rear is a communal yard with deliveries area and shared parking for the tenants of the shopping parade. There is a shared customer car park to the side of the parade, as well as on-street car parking.

ACCOMMODATION

Retail Unit	1,080 sq ft	(100.33 sq m)
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SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

We understand the property has planning permission for uses within Class A1 of the Town & Country Planning Act 1987 (Use Class Order 2005).

It should be noted that there is a landlord's restriction on competing uses within the parade of shops (no hair and beauty or hot food take-away uses).



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



TENURE

Leasehold: The property is available to rent on a new FRI lease on terms to be agreed.

RENT

The quoting rent is £9,500 per annum exclusive.

SERVICE CHARGE

A service charge is levied by the landlord to cover the communal costs and services. Further details available upon request from the letting agent.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £4,900.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(98).

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/0001(b)



Printcode: 2017510

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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