# The Property Professionals



MANAGEMENT 

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# TO LET RETAIL PREMISES

### 5 MARKET SQUARE WELLINGTON TELFORD TF1 1BP

**Extremely Prominent Town Centre position** 

**Business may be available** 

**Public Car Parking nearby** 

Nearby retailers include Greggs, Boots a nd Tui Group

## 622 sqft (58 sqm)

bulleysbradbury.co.uk/5marketsquare



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Wolverhampton 01902 713333

Telford 01952 292233 View more at bulleysbradbury.co.uk

Oldbury 0121 544 2121

#### LOCATION

The property occupies a prime Town Centre position at the Heart of Wellington, the largest district centre of Telford. Occupiers in the immediate vicinity include; Greggs Bakery, Coral Bookmakers, Boots and Lloyds Chemist. The town offers a variety of public car parking and excellent access links are provided by the nearby M54 and Town Centre railway station.

The Town has benefitted over recent years from a variety of regeneration works including; extensive repaving and landscaping works, relocation of the bus station and the development of an £8.5m new Civic Centre and offices in the Town, to which a large number of Council employees have recently been located to.

#### DESCRIPTION

The property provides a prominent ground floor retail premises with frontage to Market Square, Wellington Town Centre.

The unit is fitted with a suspended ceiling and integral strip lighting and WC's to the rear. In addition, there is access to basement storage below incorporating a further WC.

#### FLOOR AREAS:

Net internal area are as follows:-

	sq ft	sq m
Ground Floor Retail Area Basement Stores	622 451	58 42
Total	1,073	100

#### **RENT/LEASE TERMS:**

The property is currently held on an existing Lease at £10,250 per annum, plus VAT with just over 3 years unexpired. A sub-lease is available.

#### **SERVICES**

We understand that mains electricity, water and drainage are connected.

#### LEGAL COSTS

The ingoing occupier will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

#### **RATES**

We are verbally advised by Telford & Wrekin Council that the unit is assessed as follows;

Rateable Value effective 1st April 2017: £13,250.

Small Business Relief is available on this property and further details are available upon application.

#### <u>VAT</u>

All figures quoted are subject to VAT at the prevailing rate.

#### **EPC**

An EPC has been carried out on this property. The property has been awarded a Grade G.

#### **WEBSITE**

Aerial photography and further information is available at <u>bulleysbradbury.co.uk/5marketsquare</u>

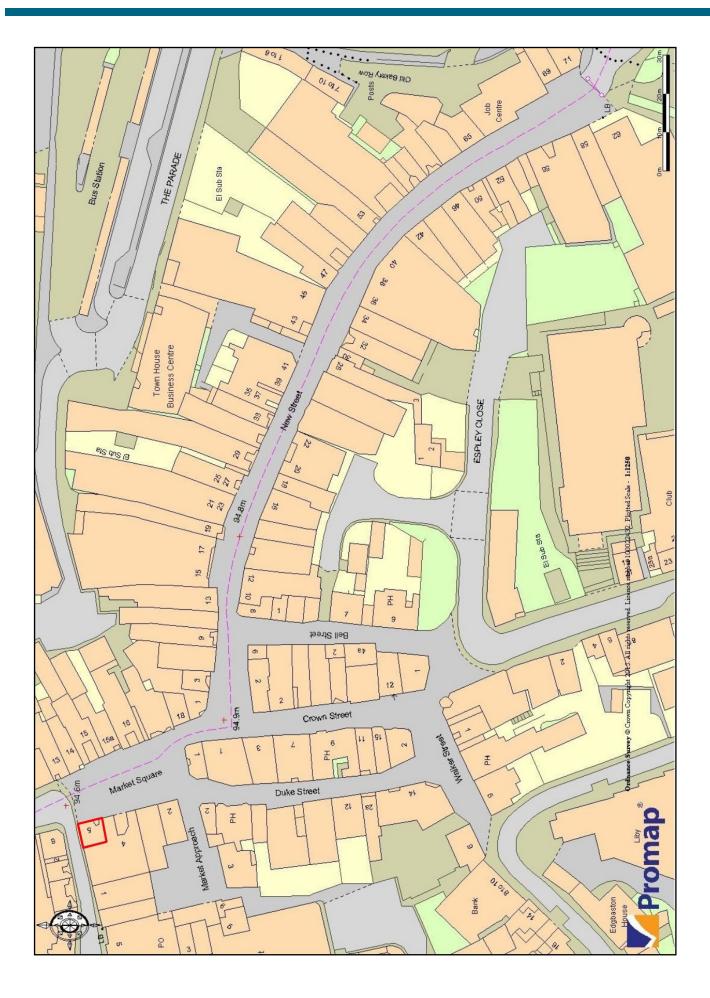
### **VIEWING**

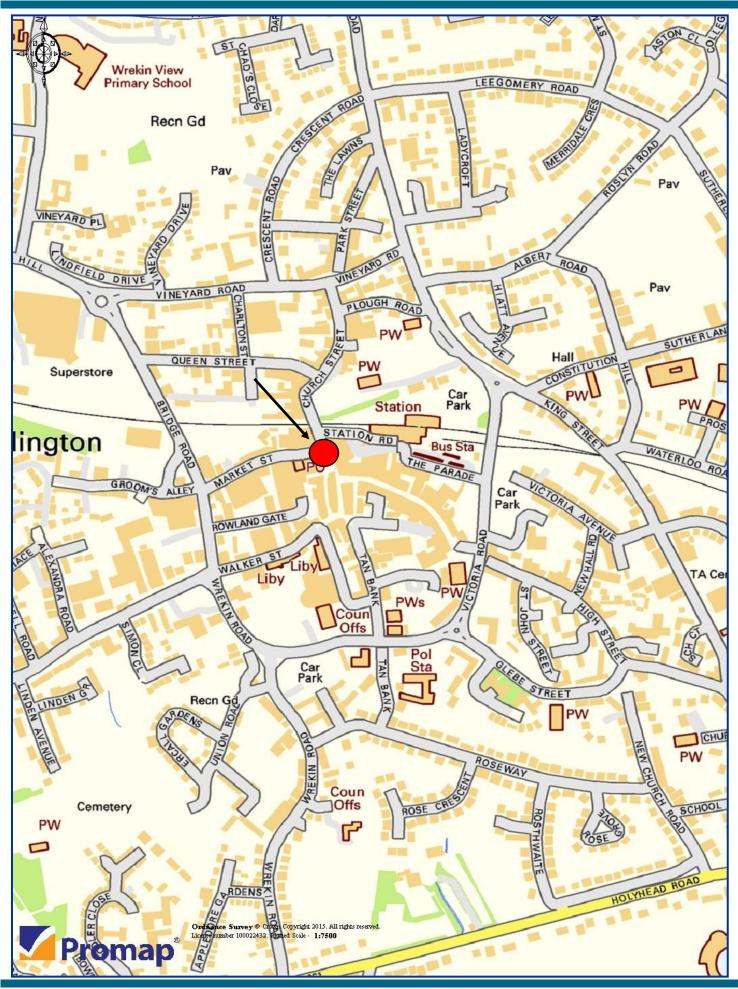
**Strictly** by the prior appointment with Bulleys Bradbury at their Telford Office on 01952 292233.

Details prepared 09/20









IMPORTANT NOTICE
Bulleys Bradbury for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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