

The Property Professionals

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BRADBURY**

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## TO LET

RETAIL PREMISES

**5 MARKET SQUARE**

**WELLINGTON**

**TELFORD**

**TF1 1BP**

**622 sqft (58 sqm)**

Extremely Prominent Town Centre position

Business may be available

Public Car Parking nearby

Nearby retailers include Greggs, Boots and Tui Group

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## 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	622	58
Basement Stores	451	42
<b>Total</b>	<b>1,073</b>	<b>100</b>

## 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.

## VAT

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 [bulleysbradbury.co.uk/5marketsquare](http://bulleysbradbury.co.uk/5marketsquare)

## VIEWING

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

Details prepared 09/20







Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed





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