

**1 Walker Street  
Wellington, Telford, TF1 1BD**

## **To Let – Town Centre Retail Premises**



- Ground floor sales area of 2407sqft (223.60sqm)
- Additional basement, kitchen, wc
- Frontages onto both Walker Street and Tan Bank
- Capable of being split into two units

**£18,000 per annum exclusive**



Chartered Surveyors • Estate Agents

**01952 221220**

**[www.barbers-online.co.uk](http://www.barbers-online.co.uk)**

1 Tan Bank  
Wellington  
Telford  
TF1 1BD

#### Location

The property is situated on the corner of Walker Street and Tan Bank retail area within the Town Centre of Wellington, the principal Market Town within Wellington. The population of the parish of Wellington is recorded as being 20,430 in the 2001 Census. Wellington has good road communication links with the M54 being approximately 2 miles distant providing access to Shrewsbury approx. 13 miles to the West and Birmingham approx. 34 miles to the east and the M6 motorway.

#### Description

The property forms part of a three storey building comprising basement, ground floor sales, kitchen and wc. The shop has two separate accesses, the main one being on the corner of Walker Street and Tan Bank with a further access off Tan Bank.

Due to the configuration and access layout the shop is capable of being split into two units.

#### Accommodation

Basement	456sqft	(42.34sqm)
Frontage off Walker Street	40'	(12.2m)
Frontage off Tan Bank	56'	(17.1m)
Internal width	40'	(12.2m)
Internal depth	60' 8"	(18.4m)
Ground floor sales	2407sqft	(223.60sqm)
Rear Kitchen	146sqft	(13.52sqm)
WC		

#### Tenure

We are advised that the property is leasehold.

#### Asking Rent

£18,000 per annum exclusive

#### Lease

The premises are available on a new tenants full repairing and insuring lease with terms to be agreed.

#### Service Charge

If the premises are split then the tenant will be responsible for a proportionate share of the service charge which will be levied to cover the communal services and utilities.

#### Business Rates

We understand from the Valuation Office Agency website that the premises are assessed with a rateable value of £23,250 from the 2010 listing.

#### Local Authority

Telford & Wrekin Council, Civic Offices, Coach Central, Telford, TF3 4HD. TEL: 01952 380 000 EMAIL: [contact@telford.gov.uk](mailto:contact@telford.gov.uk)

#### Planning

We understand the property has an established retail use within class A1 of the Town & Country (Use Classes) Order 1987. The property is situated within Wellington conservation area.

#### Legal Costs

Each party to be responsible for their own legal costs incurred.

#### Services

Mains water and electricity are connected to the property. Barbers have not tested any apparatus, equipment, fittings etc. or services to the property so cannot confirm that they are in working order or fit for their purpose. Any interested party is recommended to obtain a confirmation from their Surveyor or Solicitor.

#### Disclaimer Property Details

Property Misdescriptions Act – for clarification we wish to inform prospective purchasers that we have prepared these letting details as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. The measurements given are approximate.

#### VAT

The landlord has not elected to charge VAT in this instance.

#### Viewing

Strictly by appointment with the sole letting agents Barbers.


Tel: 01952 221220

Email: [commercial@barbers-online.co.uk](mailto:commercial@barbers-online.co.uk)

1 Church Street  
Wellington  
Telford  
Shropshire  
TF1 1DD

Contact David Lowe MRICS [d.lowe@barbers-online.co.uk](mailto:d.lowe@barbers-online.co.uk)

#### Energy Performance Certificate

**Energy Performance Certificate** 

Non-Domestic Building

1 Walker Street  
Wellington  
TELFORD  
TF1 1BD

**Certificate Reference Number:**  
0510-0232-4819-9002-0096

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

**58** This is how energy efficient the building is.

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 277  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 71.61

**Benchmarks**

Buildings similar to this one could have ratings as follows:

**22** If newly built  
**60** 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.

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