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**Easily manageable Town Centre Retail Premises
with rear Yard/Car Park
Suitable for a variety of purposes**

Sales Area 64.82 sq m (697 sq ft)



**12 DUKE STREET
WELLINGTON
TELFORD
SHROPSHIRE
TF1 1BJ**

**To Let on a New Lease
Rent: £12,000 pa exclusive**

Subject to Contract

01743 276633

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DESCRIPTION

The property comprises a two storey shop unit with rear yard/parking area. Having a ground floor sales area and useful first floor with offices/preparation space plus staff accommodation, it is suitable for a variety of retail or office purposes, subject to any consents necessary. Most recently it has traded as a gift shop/jewellers.

SITUATION

Duke Street is a pedestrianised retail pitch just off Market Square with traders nearby including Oxfam, Rayner Opticians, Guitar Plus musical instruments, Halifax Bank, The Raven Public House, etc. Wellington Market Hall (trades five days a week) and the prime pitch of New Street are a short distance away. The railway and bus stations and a wide range of free public car parks are to hand. Wellington is the principal district centre of Telford (total population 120,000 region) with a good local trading catchment. Telford centre 3 miles, Shrewsbury 12 miles, Birmingham 45 miles distant.

ACCOMMODATION *(all measurements are approximate and are on a net internal floor area basis)*

Ground Floor

Shop Unit

Gross frontage	7.02 m (23'0")	
Internal width	6.89 m (22'7")	
Display frontage	4.11 m (13'6")	
Shop depth	10.41 m (34'3")	64.82 sq m (697 sq ft)

Stairs from Sales Area to

First Floor

Offices/Preparation area with Staff Room	54.83 sq m (590 sq ft)
Kitchenette	2.99 sq m (32 sq ft)
Male and Female Toilets	

Outside

Secure Rear Yard with gated access to Market delivery area and with space for about 6 cars/light vans.

TENURE

The property is available to let on a new tenant's full repairing and insuring lease for a term of 5 years or multiples thereof.

COSTS

Incoming tenant to pay all reasonable legal costs in respect of the transaction, together with any stamp duty and VAT. Any costs in connection with a Licence to Alter (concerning tenant's shop fitting) to be payable by the tenant.

TOWN PLANNING

The property has an established use for Class A1 (Retail) purposes. It is situated within Wellington town centre Conservation Area.

LOCAL AUTHORITY

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND 0345 678 9000

RATING ASSESSMENT

Rateable Value: £9,800
Rates Payable 2013/2014: £4,615.80 pa

Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

VAT

All rents and any prices mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. The landlords have not elected to charge VAT on the rent but may do so in the future.

FIXTURES & FITTINGS

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from the letting, however certain items belonging to the former occupier may be purchased without warranty for a nominal sum.

EPC

Energy Performance Asset Rating: C (67).

VIEWING

By arrangement with Pooks. Ask for Charles Howell or Alice Walton 01743 276633.



Rear Yard



Wellington Town Centre