

**SPENCER
EVANS**

Property Agents Limited

**17 Market Street
Wellington
Shropshire
TF1 1DT**



**To Let
Ground floor lock up shop units
with sales area of 474ft² (44.03m²)**

Rent: £7,500 per annum (Exclusive)

46a Mardol, Shrewsbury, Shropshire SY1 1PP

Tel: **01743 297297** Fax: **01743 272123**

28 High Street, Ironbridge, Telford, Shropshire TF8 7AD

Tel: **01952 459007** Fax: **01952 432325**



SITUATION AND DESCRIPTION

The property is situated fronting onto Market Street in the Town Centre of Wellington, where all local amenities are available.

RENT

£7,500 per annum (exclusive)

TENURE

The property is offered to let on a new Tenants Full Repairing and Insuring basis for a length of term by negotiation. There will be rent reviews at 3-yearly intervals. The lease will be subject to a service charge.

ACCOMMODATION

All measurements are approximate.

Sales / Shop unit 474ft² (44.03m²)

SERVICES

(Not tested at the time of inspection)

Mains and electricity are understood to be connected to the property.

RATES

The incoming tenant is responsible for the landlord's reasonable legal costs incurred in the granting of the lease.

LOCAL AUTHORITY

Telford & Wrekin Council
Addenbrooke House
Ironmasters Way
Telford
TF3 4NT

Telephone: 01952 380000

USE

The property is understood to benefit from Planning Consent for Use Class A1 of The Town and Country Use Classes Order 1987

VIEWING

Strictly by prior appointment through the sole letting agents.

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Shrewsbury
SY1 1PP

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Telephone : 01743 297297

Energy Performance Certificate
Non-Domestic Building



17 Market Street
Wellington
TELFORD
TF1 1DT

Certificate Reference Number:
0030-0939-4729-5821-7006

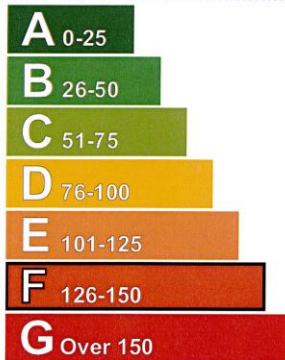
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ **137** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 42
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 222.14

Benchmarks

Buildings similar to this one could have ratings as follows:
33 If newly built
87 If typical of the existing stock

Conditions under which Particulars are issued

Spencer Evans Property Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Spencer Evans Property Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.