



BRADBURY COMMERCIAL

*Chartered Surveyors  
Commercial Property Consultants*

Ref: 0225

**FOR SALE  
TOWN CENTRE RETAIL AND OFFICE PREMISES  
AVAILABLE DUE TO RELOCATION**



**2 AND 4 CROWN STREET  
WELLINGTON  
TELFORD  
SHROPSHIRE  
TF1 1LP**

- Two adjoining retail units with offices above
- Ground floor sales 137.84 sqm (1,482 sqft), first and second floors 144.45 sqm (1,555 sqft)
- Refurbished three years ago to include new shop fronts, windows, new flat roof etc
- Display frontages to both Crown and Bell Street
- Prominent Town Centre position, adjacent occupiers including; Greggs, Corals, Holland and Barrett and Lloyds Chemist
- Easily divided for separate lettings/occupation if required

**FREEHOLD - £295,000 REGION**

01952 258428

The Court, 24 Church Street, Wellington, Telford, Shropshire TF1 1DG  
www.bradburycommercial.co.uk Email: info@bradburycommercial.co.uk





## 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, Holland & Barrett and Lloyds Chemist. The town offers a variety of free public Car parking and excellent access links are provided by the nearby M54 and Town Centre railway station.

The Town has benefitted recently 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 an extensive Town Centre commercial premises, providing retail and office accommodation on the ground and first floors, with second floor storage above.

The ground floor provides two separate retail areas, with basement storage below.

The first floor is independently accessed from Crown Street and provides office accommodation with storage on the second floor. There is potential to upgrade the second floor accommodation to provide additional office space if required, subject to planning and building regulations.

The premises have been extensively refurbished approximately three years ago to include new shop fronts, double glazed windows, new kitchen facilities, flat roof covering etc.

The property would ideally suit a part owner/occupier, who could occupy the retail or office area, benefitting then from possible lettings of the remainder.

## ACCOMMODATION: (all measurements are approximate)

### No. 2 Crown St

Ground floor sales area	-	76.17 sqm	(819 sqft)
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### No. 4 Crown St

Ground floor sales area	-	61.67 sqm	(663 sqft)
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First floor ( <i>inc kitchen and storage area</i> )	-	75.99 sqm	(818 sqft)
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Second floor stores	-	68.46 sqm	(737 sqft)
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<b>Total Net Internal Floor Area</b> ( <i>excluding basement area</i> )	-	<b>282.29 Sqm</b>	<b>(3,038 Sqft)</b>
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is the trading name of  
*Bradbury Commercial Ltd.*

Company Reg. No. 6349170

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Bradbury Commercial Limited (and their Joint Agents where applicable) 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 lessors, and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, reference 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 Bradbury Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

(iv) VAT may be payable on the purchase price and/or rent; all figures are quoted exclusive of VAT, Stamp Duty, Legal and Surveyors Fees and any other associated costs of purchasing or letting.

(v) Services, fixtures and fittings have not been tested and no warranty can be given as to their condition.

(vi) Bradbury Commercial Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



#### PRICE/TENURE:

Offers are invited in the region of £295,000 for the freehold interest, with vacant possession upon completion.

#### VAT:

All prices quoted are subject to VAT at the standard rate, if applicable.

#### RATES:

The property presently has two separate assessments. No. 2 Crown Street has a Rateable Value of £10,750 and rates for this are payable by the occupying tenant and No. 4 Crown Street has a Rateable Value of £10,250 (to include the upper floors). The amount payable would need to be verified.

#### SERVICES:

We are advised by the landlord that mains water, electricity and drainage are connected. Services have not been checked nor tested and interested parties are recommended to verify this information prior to proceeding.

#### INSPECTION:

By prior appointment with the sole agents.

Bradbury Commercial  
The Court  
24 Church Street  
Wellington  
Telford  
Shropshire TF1 1DG

Contact: Richard Bradbury  
Tel No: 01952 258428  
Email: [richardbradbury@bradburycommercial.co.uk](mailto:richardbradbury@bradburycommercial.co.uk)

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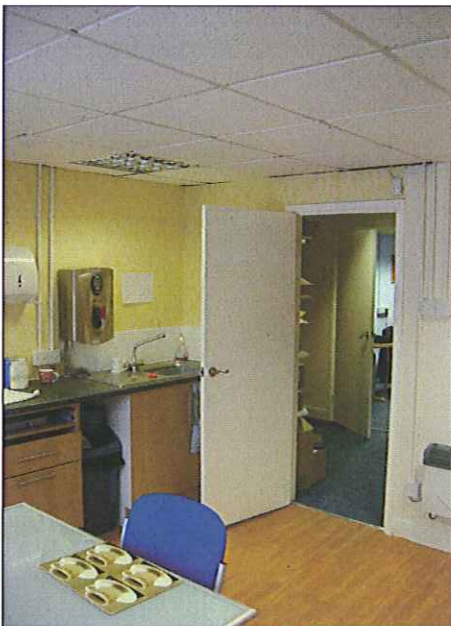
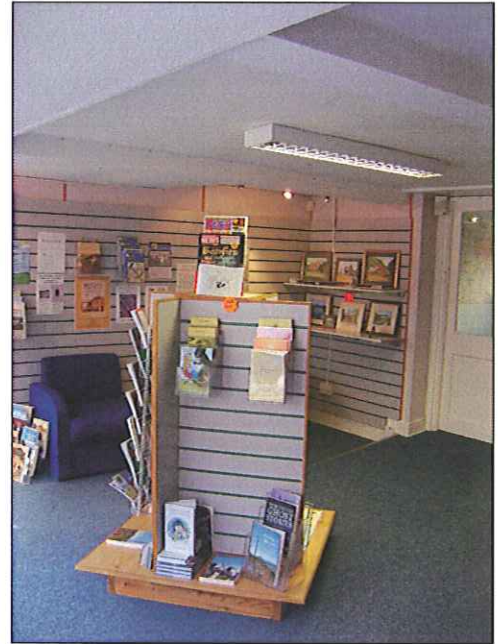
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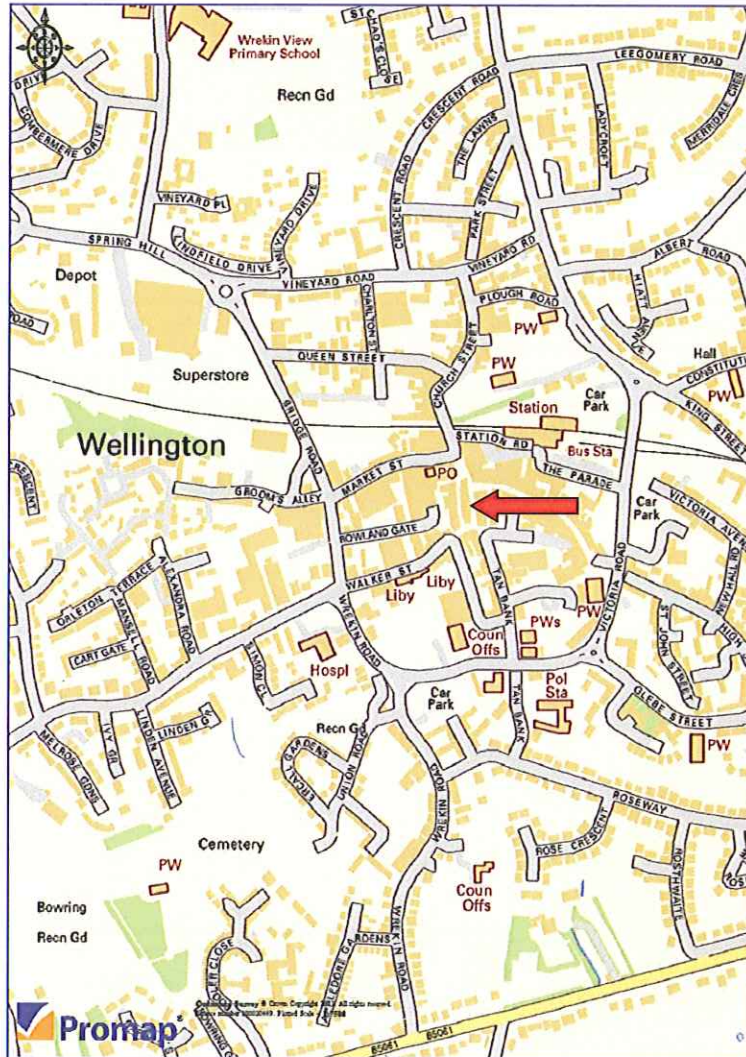
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For Reference Only: Not to scale

Location: 2-4 Crown Street  
Wellington  
Telford  
Shropshire TF1 1LP

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## Energy Performance Certificate Non-Domestic Building



4, Crown Street  
Wellington  
Telford  
TF1 1LP

**Certificate Reference Number:**  
0897-2990-7930-1800-1703

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

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

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

### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 237  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 53.68

### Benchmarks

Buildings similar to this one could have ratings as follows:

**37** If newly built

**99** 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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