



BRADBURY COMMERCIAL

Chartered Surveyors
Commercial Property Consultants

Ref: 0196

**TO LET
PRIME TOWN CENTRE RETAIL PREMISES**



**24 NEW STREET
WELLINGTON
TELFORD
TF1 1NE**

- Prime Town Centre retail unit 150 sqm (1,614 sqft)
- 1st floor offices, stores and canteen of a further 64.64 sqm (696 sqft)
- Rear delivery access
- Adjacent occupiers; Wetherspoons, Boots, Holland and Barrett

TO LET NEW LEASE £25,000 PAX

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; Wetherspoons, Boots, Holland and Barrett.

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 a Grade II listed Town Centre retail premises, with excellent retail sales area on the ground floor and first floor ancillary accommodation. There are unused rooms on the second floor.

The original building has been extended and modernised over more recent years to provide a large modern sales area. There is rear vehicular delivery access.

ACCOMMODATION: (All measurements are approximate)

Ground floor sales area	-	150.00 sqm	(1,614 sqft)
1st floor office	-	24.3 sqm	(262 sqft)
1st floor office/stores	-	33.38 sqm	(359 sqft)
Canteen/kitchen	-	6.97 sqm	(75 sqft)
Total Net Internal Floor Area	-	214.65 sqm	(2,310 sqft)

LEASE TERMS:

The property is available to let on a new lease at £25,000 per annum exclusive, with lease terms by negotiation.

LEGAL COSTS:

The ingoing tenant is to be responsible for the landlords' reasonable legal costs incurred in any transaction.

Bradbury Commercial
the trading name of
Bradbury Commercial Ltd.

Company Reg. No. 6349170.

Important Notice:

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 lessees, 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.

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(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.



VAT:

All rents quoted are exclusive of VAT if applicable.

RATES:

The property is presently assessed with a Rateable Value of £24,750. We recommend the exact amount payable is verified with the Local Authority.

SERVICES:

We are advised by the landlords 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



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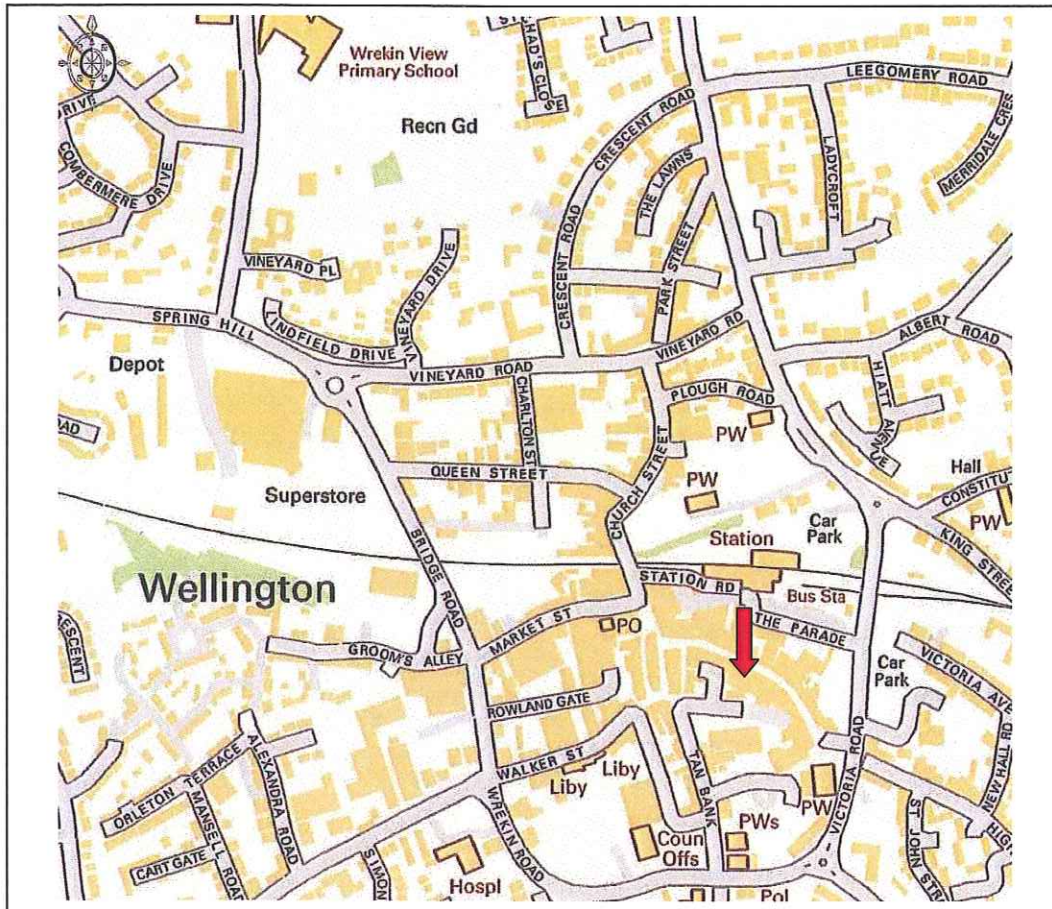
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For Reference Only: Not to scale

Location: 24 New Street
Wellington
Telford
TF1 1NE

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Energy Performance Certificate

Non-Domestic Building



Rymans
24 New Street
Wellington
TELFORD
TF1 1NE

Certificate Reference Number:
9900-3955-0349-8800-1040

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

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

73 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 ²):	241
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	76.48

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

67 If typical of the existing stock