



BRADBURY COMMERCIAL

*Chartered Surveyors
Commercial Property Consultants*

Ref: 0183

FOR SALE (MAY LET)
'A2' OFFICE/RETAIL PREMISES



**8 CHURCH STREET
WELLINGTON
TELFORD
TF1 1DG**

- Estate Agents former premises 194.50 sqm (2,093 sqft)
- Highly prominent corner location adjacent to NatWest Bank
- Good sized rear on-site parking
- Office/retail use and possible alternative uses such as; vets, medical etc (subject to planning)

**REDUCED PRICE - FREEHOLD - £175,000 REGION
(MAY LET)**

01952 258428

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





LOCATION:

The property is located in an established mixed retail and professional office area of Wellington Town Centre, the principal district centre of Telford, which is located approximately one mile from Junction 7 of the M54.

It occupies a highly visible position in the Town, being adjacent to NatWest Bank and opposite Barclays Bank, with easy access to all the Town Centre facilities, free public Car Parks and Town Railway Station nearby.

DESCRIPTION:

The building has been occupied as an Estate Agents office for many years and provides extensive ground and first floor accommodation with rear on-site parking and stores.

The ground floor has window display frontage to Church Street, with a prominent side elevation offering an opportunity for highly visible corporate signage/advertising. The main office to the front leads to two further offices, store rooms, kitchen and WCs to the rear.

The first floor provides a range of offices and store, many with only 'stud walling', which can be removed to create a more open plan environment, 2 WCs and kitchen.

There is vehicular access to a rear enclosed yard for onsite parking, with additional external storage.

FLOOR AREAS: (All measurements are approximate)

Ground floor	-	82.25 sqm	(885 sqft)
1st Floor	-	112.25 sqm	(1,208 sqft)
Total Net Internal Floor Area	-	194.50 sqm	(2,093 sqft)

PRICE/LEASE TERMS:

Reduced price: Freehold £175,000 (no VAT). Alternatively, a letting may be considered at £15,000 per annum exclusive.

LEGAL COSTS:

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

RATES:

The property is presently assessed with a Rateable Value of £18,500. We recommend that the actual amount payable is verified with the Local Authority.

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.

(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 purchase 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.



PLANNING:

The unit has been used as an Estate Agency for a number of years under use class A2 (financial and professional services). Under the Use Classes Order 2010, there is a permitted change of use to retail (A1). Interested parties should verify their proposed use with the Local Planning Authority, Telford and Wrekin Council (01952 380000) prior to proceeding.

VAT:

We understand from our clients, that VAT is not applicable.

SERVICES:

We understand that mains electricity, gas, water and drainage are connected to the property. The property has partial gas heating, with some additional electric heating.

INSPECTION:

By prior appointment with the joint 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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Bradbury Commercial
the trading name of
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Company Reg. No. 6349170.



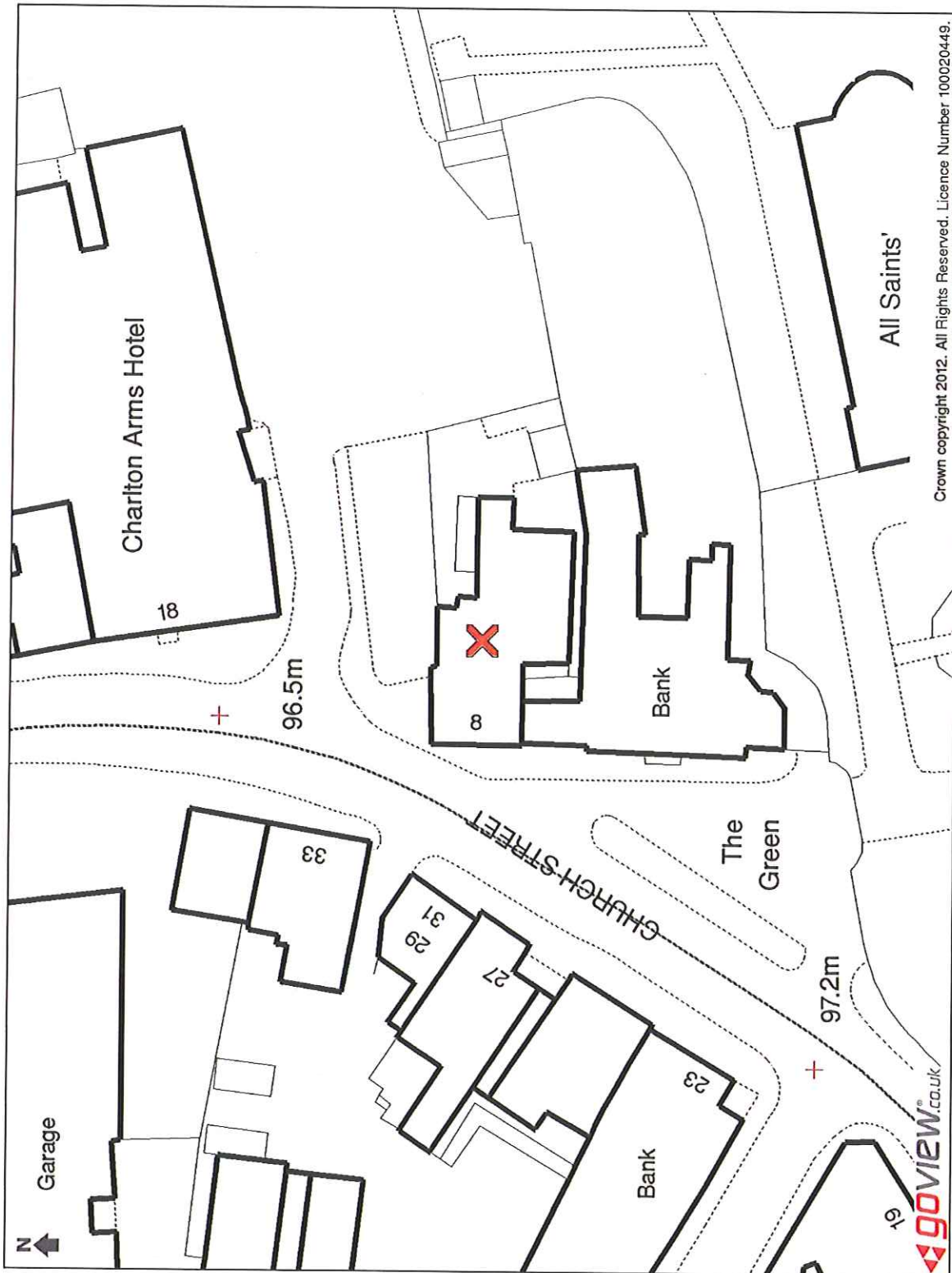
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For Reference Only: Not to scale

Location: 8 Church Street
Wellington
Telford
TF1 1DD

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Amended - 06/08/13 BJH

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