

TO LET/FOR SALE

(INVESTMENT/CONVERSION OPPORTUNITY STP)

TSR

TOWLER SHAW ROBERTS

VERSATILE OFFICE SUITES IN PROMINENT FRINGE OF TOWN CENTRE LOCATION



OFFICE SUITES
48 WALKER STREET
WELLINGTON
TELFORD
SHROPSHIRE
TF1 1BA

- Office suites of contemporary style are available To Let ranging from approx. 339 sqft (31.49 sqm) to 1,578 sqft (146.6 sqm)
- Providing well-appointed and versatile accommodation with heating and carpeted flooring
- Highly sought after location within close proximity of Wellington Town Centre and Railway Station.
- Available To Let either as a whole or on an individual suite basis on a new Lease
- Rent: Suite 3 - **£3,500** per annum exclusive, Suite 4 & 5 - **£10,500** per annum exclusive.
- A sale of the freehold interest, subject to the existing Tenancy may also be considered.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property is conveniently located on the fringe of the popular Town Centre of Wellington, fronting Walker Street being one of the main vehicular routes into the Town Centre. The property is ideally situated within walking distance of the main retail area, Wellington Railway Station and other amenities. On street car parking is available on Walker Street with various public car parks close by.

Wellington is the principal District Centre of the Telford conurbation situated 4 miles North West of Telford Town Centre and its associated shopping and leisure facilities. The M54 motorway is approximately 1 mile South providing easy access to the M6 and the West Midlands conurbation with Shrewsbury Town Centre approximately 10 miles west.

Description

This attractive three storey period property provides contemporary styled office accommodation with suites available ranging from approx. 339 sqft (31.49 sqm) to 1,578 sqft (146.6 sqm)

Suite 3 is located on the ground floor and provides open plan accommodation having shared use of toilet and tea making facilities.

Suite 4 & 5 is arranged over the first and second floor incorporating an open plan general office, three cellular offices and exclusive use of a staff training/boardroom, kitchenette and toilet facilities.

The property is well appointed incorporating energy efficient lighting and gas fired central heating. In addition there is side access which leads to the rear of the property and communal garden area.

The accommodation is available to let either as a whole or on an individual basis with the potential of additional ground floor accommodation if required. Further information can be obtained from the letting Agents upon request.

Accommodation

	Sqft	Sqm
Suite 3, ground floor office	339	31.49
Suite 4 & 5, first and second floor offices incl. kitchenette	1,239	115.11
Total	1,578	146.6

Tenure

The premises are available To Let either as a whole or on an individual suite basis on a new Lease(s) for a term of 3 years or multiples thereof subject to 3 yearly upward only rent reviews on a Tenant's internal repairing and insuring basis by way of a Landlord's Service Charge.

The Vendor is willing to consider a sale of the property, subject to the existing Tenancy inviting offers in the region of **£240,000** for the freehold interest. Further information is available from the letting/selling agents upon request.

Rent

Suite 3: £3,500 per annum exclusive

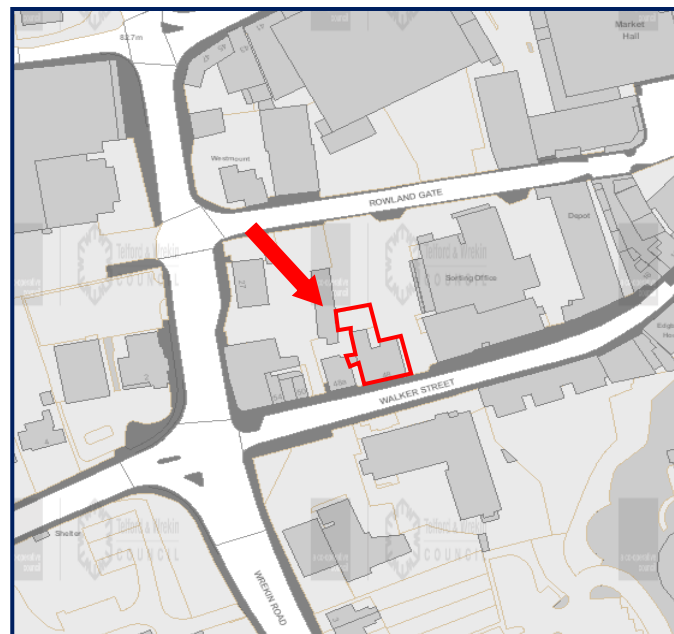
Suite 4 & 5: £10,500 per annum exclusive

Energy Performance Rating

Energy Performance Asset Rating: E - 113

Planning

We understand the property has planning consent for office use within Class B1 (Business) of the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.



For Reference purpose only

Scale: Not to Scale

Services (Not Checked or Tested)

Mains water, electricity, gas and drainage services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

	Description	Rateable Value
Ground Floor - Rear	Office & Premises	£2,425
First & Second Floors	Office & Premises	£9,100

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Local Authority

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT. Tel: 01952 380000

Legal Costs

The incoming Tenant will be responsible for payment of the Landlord's legal costs including Stamp Duty and VAT in connection with the grant of the Lease.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Viewing

Strictly by appointment with the Sole Letting/Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

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TSR House

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