

FOR SALE

MULTI-OCCUPIED COMMERCIAL INVESTMENT
PRODUCING AN INCOME OF £33,300 P.A.

BUILDINGS EXTEND TO
APPROX 9,049 SQ FT (840.65 SQ M)
SITE AREA OF APPROX 0.4 ACRES
VACANT OFFICE TO LET

BRIDGE ROAD

WELLINGTON, TELFORD, SHROPSHIRE, TF1 1RY



**FREEHOLD
COMMERCIAL
INVESTMENT**

Location

The property is located in Wellington, Telford and is prominently positioned on the ring road at the junction of Bridge Road and Queen Street opposite the Morrison's Supermarket.

The property is situated in an established commercial / residential area approximately 100 yards from the local High Street. Local occupiers include Lidl, Dunelm, Wilkinsons and Morrisons.

There are excellent road links offering easy access to Telford Town Centre which is approximately 5 miles away. Nearby are Junctions 6 & 7 of the M54 motorway.

Description

The property comprises of 3 commercial premises totalling approximately 9,049 sq ft.

The main building consists of a two-storey building which incorporates a 'Just For Pets' store on the ground floor with ancillary offices and stores. The first floor comprises vacant offices with a separate ground floor entrance. There is also a detached warehouse together with a single storey workshop to the rear which is occupied separately.

There is a double frontage on to both Bridge Road and Queen Street, with the rear unit fronting Queen Street.

Accommodation

Property	Description	Size
Ground Floor, Bridge Road (Let to Wynnstay Group Plc)	Retail unit	2,520 sq ft
	Office, WCs and Stockroom	706 sq ft
	Sublet Area	208 sq ft
	Sublet Warehouse	2,248 sq ft
	TOTAL	5,682 sq ft (527.87 sq m)
Ground and First Floor, Bridge Road	Entrance, Landing and First Floor Offices	2,360 sq ft (219.24 sq m)
18 Queen Street	Workshop and Premises	1,007 sq ft (93.55 sq m)

Tenure

The properties are available on a Freehold basis, subject to the existing tenancies, as detailed below.

Property	Description	Tenant	Lease Terms
Ground Floor, Bridge Road	Retail premises with offices and warehouse	Wynnstay Group Plc (Head Tenant) Sublet to subsidiary 'Just For Pets'	10 years from 10th December 2007 at a passing rent of £30,000 pa. Sublet on the same terms.
Ground and First Floor, Bridge Road	Offices	Vacant	To let.
18 Queen Street	Workshop premises	SignArt (Wellington) Limited	New lease from 21st March 2011 for a term of 3 years at a fixed rent of £3,300 p.a.

Estimated Rental Value Fully Let £52,800pa exclusive.

Planning

May be suitable for roadside retail development subject to planning.

All enquiries should be made to the planning department at Telford & Wrekin Borough Council.



For indicative purposes only

Services

We understand that all mains services are connected to the property, however we would point out that we have not tested the services and would recommend that separate enquiries be made with the relevant utility companies.

Price

On application.

VAT

The sale will be subject to VAT in addition, at the prevailing rate.

Energy Performance Certificate

The EPC certificate is ready and available upon request to the selling agent.

Legal Costs

Each party to bear their own legal and purchase/sale costs in connection with the purchase or sale of this investment.

General Notes

Local Authority: Borough of Telford & Wrekin
Civic Offices
Telford Town Centre
Telford
Tel: 01952 380000

Viewing

Strictly by appointment with CorProp. Contact Malcolm Brymer at:
Telephone: 0161 929 7545
Email: malcolm.brymer@corprop.co.uk
Reference: Bridge Road, Wellington