

**Lot 67, 20/22 New Street, Wellington, Telford,**

**Shropshire TF1 1NE**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



**Freehold Retail Investment Opportunity**

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 67, 20/22 New Street, Wellington, Telford, Shropshire TF1 1NE

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



## Property Information

### Freehold Retail Investment Opportunity

- Let on new 5 year lease until June 2030 t/a Cash Converters
- Prime Pedestrianised Town Centre location
- Approximately 246.80 sq m (2,657 sq ft)
- Well Located Town Centre Location
- Neighbouring occupiers include Iceland, Boots, Savers, Subway, William Hill and Greggs

#### Lot

67

#### Auction

30th October 2025

#### Rent

£23,500 per Annum Exclusive

#### Status

Available

#### Sector

Retail, High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

4 miles north west of Telford, 36 miles north-west of Birmingham, 75 miles south of Manchester

#### Roads

A442, A5, M54 (Junction 6)

#### Rail

Wellington Railway Station, Oakengates Railway Station

#### Air

Birmingham Airport

### Situation

Wellington is situated between Telford and Shrewsbury and is well connected via the M54, forming part of Telford Town. The property is prominently situated on the south side of the pedestrianised New Street, Wellington's main retail thoroughfare. Nearby occupiers include Iceland, Boots, Savers, Subway, William Hill, and Greggs.

### Tenure

Freehold.

### EPC

Band D

### Description

The property comprises ground floor double fronted retail accommodation with first floor ancillary accommodation.

The property also benefits from a loading access door to the rear of the property.

### VAT

VAT is not applicable to this lot.

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 67, 20/22 New Street, Wellington, Telford, Shropshire TF1 1NE

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground First	Retail Ancillary	128.40 118.40	(1,382) (1,274)	RANDELL ROBERTS CONSULTANCY LIMITED (CRN: 05282625) t/a Cash Converters	5 years from 24/06/2025 (3)	£23,500	10/06/2030
Total Approximate Floor Area		246.80 (1)	(2,657) (1)			£23,500	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

(2) Randell Roberts Consultancy (CRN: 05282625) were incorporated in 2004 and are trading as Cash Converters. For the year ending 30 November 2024 Randell Roberts Consultancy Limited (CRN: 05282625) reported Capital and Reserves of £2,519,062., (Source: Randell Roberts Consultancy Limited financial statement as published at Companies House 25/09/2025). Cash Convertors is the UK's largest second hand retailer, with over 700 stores worldwide and more than 180 stores UK wide. Cash Convertors specialise in Cameras, Laptops, Musical Instruments, Jewellery, Phones and a range of other products (<https://www.cashconverters.co.uk/>).

(3) The lease provides for a tenant option to determine the lease on the 24th June 2028 subject to serving 6 months written notice.



**Lot 67, 20/22 New Street, Wellington, Telford,**

**Shropshire TF1 1NE**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



**Freehold Retail Investment Opportunity**

[www.acuitus.co.uk](http://www.acuitus.co.uk)



**Lot 67, 20/22 New Street, Wellington, Telford,**

**Shropshire TF1 1NE**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



**Freehold Retail Investment Opportunity**

[www.acuitus.co.uk](http://www.acuitus.co.uk)



**Lot 67, 20/22 New Street, Wellington, Telford,**

**Shropshire TF1 1NE**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



**Freehold Retail Investment Opportunity**

[www.acuitus.co.uk](http://www.acuitus.co.uk)



**Lot 67, 20/22 New Street, Wellington, Telford,**

**Shropshire TF1 1NE**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



**Freehold Retail Investment Opportunity**

[www.acuitus.co.uk](http://www.acuitus.co.uk)



**Lot 67, 20/22 New Street, Wellington, Telford,**

**Shropshire TF1 1NE**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



**Freehold Retail Investment Opportunity**

[www.acuitus.co.uk](http://www.acuitus.co.uk)



## Shropshire TF1 1NE

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)





# Lot 67, 20/22 New Street, Wellington, Telford, Shropshire TF1 1NE

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**John Mehtab**  
+44 (0)20 7034 4855  
+44 (0)7899 060 519  
[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

**Archie Martine**  
+44 (0)20 7034 4858  
+44 (0)7377 803 408  
[archie.martine@acuitus.co.uk](mailto:archie.martine@acuitus.co.uk)

### Seller's Solicitors

**Russell-Cooke LLP**  
8 Bedford Row  
London  
WC1R 4BX

**Brooke Clark**  
020 8394 6245  
[brooke.clark@russell-cooke.co.uk](mailto:brooke.clark@russell-cooke.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.  
2024