

lot 28

16-18 New Street, Wellington
Telford, Shropshire TF1 1NE

Rent
£18,573 per
annum
exclusive

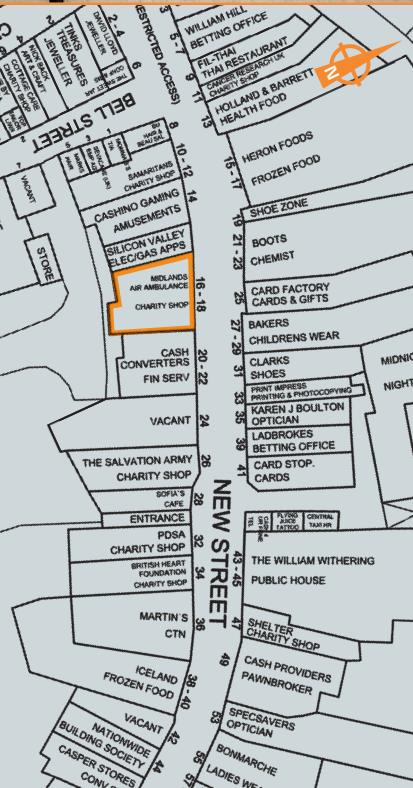
Freehold Retail Investment

- Entirely let to Midlands Air Ambulance Trading Ltd on a new 10 year lease (subject to options)
- Re-based rent

- Prominent position on pedestrianised retail thoroughfare
- Nearby occupiers include Boots the Chemist, Card Factory, Clarks and Holland & Barrett
- VAT free investment



On behalf of Receivers **CBRE**



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
Air: Birmingham Airport

Situation

Wellington is situated between the towns of Telford and Shrewsbury and is well connected via the M54. It now forms part of the new town of Telford. The property is prominently situated on the south side of the pedestrianised New Street, Wellington's main retail thoroughfare. Nearby occupiers include Boots the Chemist, Card Factory, Clarks and Holland & Barrett.

Description

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

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail/Ancillary	144.55 sq m (1,556 sq ft)	MIDLANDS AIR AMBULANCE TRADING LIMITED (1)	10 years from 02/03/2016 on a full repairing and insuring lease (2)	£18,573	02/03/2021 (01/03/2026)
First	Ancillary	55.37 sq m (596 sq ft)				
Totals		199.92 sq m (2,152 sq ft)			£18,573	

(1) Midlands Air Ambulance Charity (Reg No 114318) is the parent of Midlands Air Ambulance Trading Limited and is the charity responsible for funding and operating air ambulances serving the communities of six Midlands counties. (Source: www.midlandsairambulance.com).

(2) The lease provides for tenant options to determine on 2nd March 2019 and 2nd March 2022 on providing 6 months' prior written notice.

For further details please contact:

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