

# Lot 54

£19,250 per annum exclusive

## 4 & 5 Market Square and 1 & 3 Market Street, Wellington, Telford, Shropshire TF1 1BP

Freehold Retail Investment and Vacant Offices with Development Potential



### Key Details

- Pedestrianised town centre location
- Prominent corner building near Wellington Market and Railway Station
- Three shops and 5,480 sq ft vacant upper floors (2)
- Occupiers nearby include Wilko, HSBC, Greggs, Subway and Heron Foods

### On behalf of a Major Fund Manager

#### Location

Miles: 10 miles east of Shrewsbury  
20 miles north-west of Wolverhampton  
32 miles north-west of Birmingham

Roads: M54, A5223

Rail: Wellington Railway

Air: Birmingham International

#### Situation

Wellington is one of the satellite towns of Telford, located 20 miles east of Shrewsbury, 32 miles north-west of Birmingham and 1 mile north of the M54 motorway. The property in the town centre occupies a prominent corner position at the junction of the pedestrianised Market Square and Market Street. Wellington railway station is located 150 metres to the north and Wellington Indoor Market 50 metres to the west. Occupiers close by include HSBC, Greggs, Heron Foods, Boots, Wilko and Coral.

#### Description

The property comprises three ground floor shops together with vacant former offices at first and second floors. The first and second floors are separately accessed via Market Street.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Planning

The property may benefit from conversion to residential use, subject to the current occupation and the necessary consents/permissions. Interested parties are referred to Telford Council ([www.telford.gov.uk](http://www.telford.gov.uk)).

#### Energy Performance Certificate

See legal pack at [acutus.co.uk](http://acutus.co.uk)

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
3 Market Street Ground	Retail	54 sq m (581 sq ft)	INDIVIDUAL t/a Totally Wicked	5 years from 30/03/2015	£9,000	2020
4 Market Square Ground Basement	Retail Ancillary	54 sq m (581 sq ft) 184 sq m (1,980 sq ft)	VACANT VACANT			
5 Market Square Ground Basement	Retail Ancillary	42 sq m (452 sq ft) 58 sq m (624 sq ft)	CJY LIMITED t/a Coco's Desserts	5 years from 09/11/2018 (1)	£10,250	2023
Wrekin House, Market Street First Second		(2) 236 sq m (2,542 sq ft) (2) 273 sq m (2,938 sq ft)	VACANT VACANT			
<b>Total</b>		<b>901 sq m (9,698 sq ft)</b>			<b>£19,250</b>	

(1) website: [www.totallywicked-eliiquid.co.uk](http://www.totallywicked-eliiquid.co.uk).

(2) Removed from the Rating List. Business rates not payable.



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