2-4 Crown Street and 2b Bell Street,

Wellington, Nr Telford, Shropshire TF1 1LP

Freehold Retail and Residential Investment







- · Includes Three Retail Units and Three Flats
- · Historic Market Town in Shropshire
- · Prominent Town Centre Location on Pedestrianised
- · Close to Wellington Train Station
- · Nearby occupiers include Greggs, Subway, Halifax and TSB

Location

Miles:

3 miles west of Telford 30 miles north west of Birmingham

A5, A442,

Wellington Train Station Birmingham Airport Air:

The property is situated in the centre of Wellington between the east side of the busy Crown Street and the west side of Bell Street and benefits from being on a busy pedestrianised shopping street close to Wellington Train Station. Nearby occupiers include Greggs, Subway, Halifax, TSB and many local cafes, shops and restaurants.

The property comprises three retail units and three flats. Two retail units front Crown Street with retail accommodation on the ground floor and basement and further residential accommodation on the upper two floors comprising 2 one bedroom flats and 1 two bedroom flat. The third retail unit fronts bell street comprising ground floor retail accommodation.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six week completion

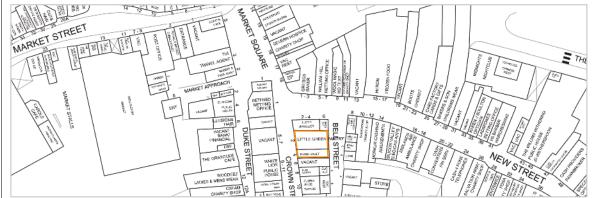
Energy Performance Certificate

Please see legal pack at www.acuitus.co.uk

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
2 Crown Street	Ground	Retail	49.00 sq m	(525 sq ft)	THE LITTLE GREEN PANTRY (2)	3 years from 14/06/2021	£7,500	(13/06/2024)
4 Crown Street	Ground Basement	Retail Ancillary	60.10 sq m 64.20 sq m	(646 sq ft) (691 sq ft)	INDIVIDUAL t/a The Music Vault (2)	5 years from 18/06/2021	£11,000	(17/06/2026)
2b Bell Street	Ground	Retail	27.40 sq m	(295 sq ft)	INDIVIDUAL (2)	3 years from 25/08/2021	£6,500	(24/08/2024)
2a Crown Street	First	Residential	1 Bedroom Flat		INDIVIDUAL	12 month AST from 24/09/2021	£7,140	(23/09/2022)
2b Crown Street	First	Residential	1 Bedroom Flat		INDIVIDUAL	12 month AST from 24/09/2021	£7,140	(23/09/2022)
2c Crown Street	Second	Residential	2 Bedroom Flat		INDIVIDUAL	12 month AST 30/10/2021	£7,800	(29/10/2022)
Total Com	mercial Flo	or Area	200.70 sq m	(2,157 sq ft) (1)			£47,080	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk) (2) As to the three retail units, the Seller is hold a 3 month rent deposit



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