

# Lot 33

£47,080 Per Annum  
Exclusive

## 2-4 Crown Street and 2b Bell Street, Wellington, Nr Telford, Shropshire TF1 1LP Freehold Retail and Residential Investment



### Key Details

- Includes Three Retail Units and Three Flats
- Historic Market Town in Shropshire
- Prominent Town Centre Location on Pedestrianised Street
- 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

Roads: A5, A442,  
Rail: Wellington Train Station  
Air: Birmingham Airport

### Situation

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.

### Description

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](http://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 (646 sq ft) 64.20 sq m (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)
<b>Total Commercial Floor Area</b>			<b>200.70 sq m (2,157 sq ft)</b>			<b>£47,080</b>	

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



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