

## **SITUATION**

Located in the pedestrianised section of Bell Street, close to the junction with New Street which is the town's principal shopping street and hosts such multiple retailers as **Greggs**, **William Hill**, **Holland & Barrett**, **Boots**, **Shoe Zone** and many others.

Wellington forms part of the new town of Telford, located north of the M54 Motorway and being approx. 10 miles east of Shrewsbury and 20 miles north-west of Wolverhampton.

### **PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** (**Take-away**) with internal access to **Ancillary Accommodation** on the first and second floors.

### **ACCOMMODATION**

## **Ground Floor Shop (Take-away)**

Gross Frontage 12'11"
Internal Width 11'6"
Shop Depth 18'10"
Built Depth 21'6"

First Floor

Kitchen Area Approx. 180 sq ft

**Second Floor** 

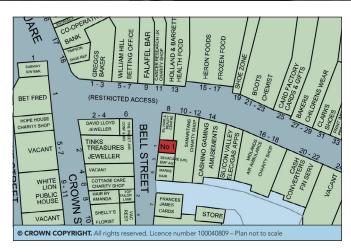
Office Area Approx. 120 sq ft

WC

# £7,800 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH** 

\* Refer to Point 9 in the 'Notice to all Bidders' page



# VAT is NOT applicable to this Lot

## **FREEHOLD**

#### **TENANCY**

The entire property is let on a full repairing and insuring lease to **Brent Catterson as a Take-away** for a term of 10 years from 10th February 2017 at a current rent of **£7,800 per annum** exclusive.

## **Rent Review 2022**

VENDOR'S SOLICITORS Lanyon Bowdler – Tel: 01952 379 041 Ref: P. Chaudhari – Email: praveen.chaudhari@lblaw.co.uk