

RAPLEYS

TO LET Retail Unit

rapleys.com
0370 777 6292

In-store Unit, Spring Hill, Wellington,
Telford TF1 1RP

CONTACT **Thomas Ball**
07831 842859 | thomas.ball@rapleys.com



20.90 sq m (225 sq ft) in-store
unit

Within a Morrisons superstore

£9,000 per annum exclusive

Available immediately

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Location

The unit is situated within the **Morrisons** Wellington store in Telford, off the small roundabout where the National Cycle Route 81 and Vineyard Road meet. The supermarket is located immediately to the west of Wellington Train Station which is within walking distance, 0.5 mile away.

The Morrisons supermarket comprises some 7,636 sq m (82,192 sq ft) with the benefit of a generous car park and a petrol filling station.

Description

The unit is in a prominent position close to the store entrance situated between the in-store pharmacy and café. The property benefits from tiled flooring and suspended ceiling tiles with a number of electrical sockets.

A floorplan of the unit is available on request.

Accommodation

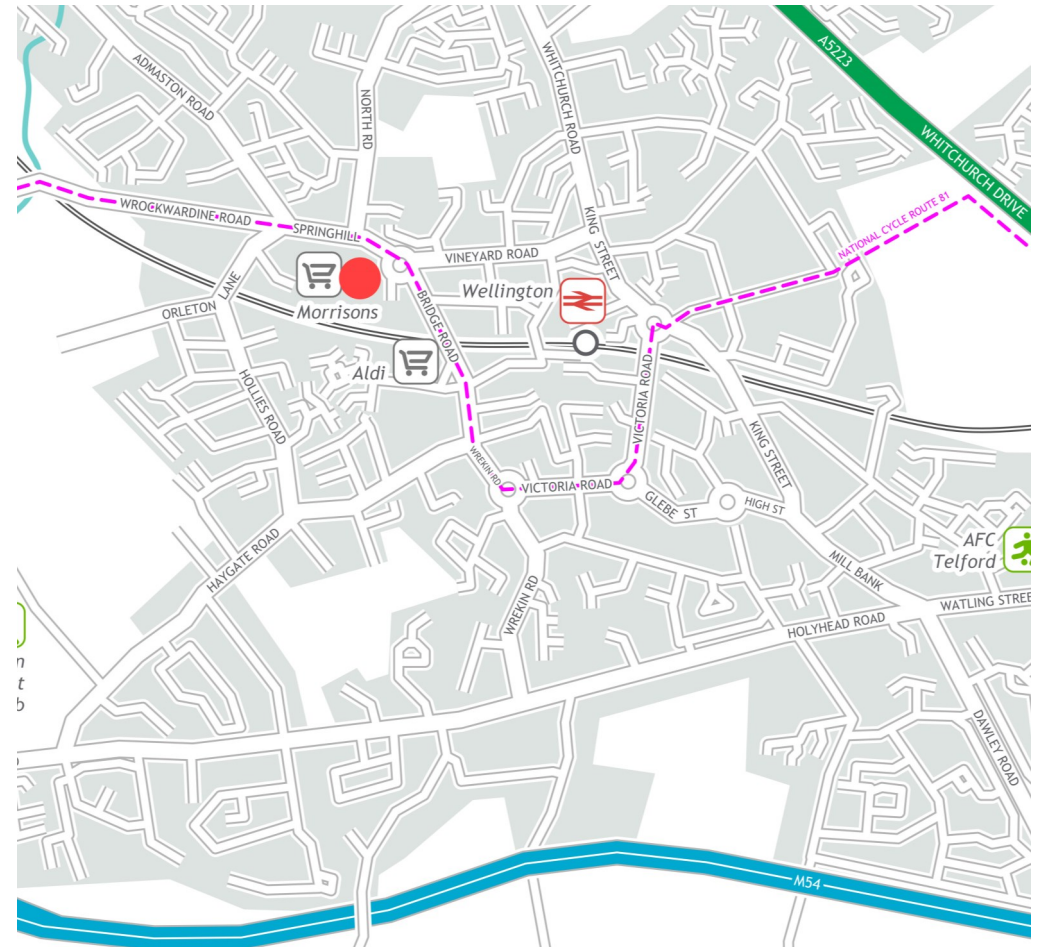
The property comprises the following approximate floor areas:

Unit	Sq m	Sq ft
	20.90	225

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.



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Terms

The unit is available to let by way of a new effective full repairing and insuring lease for a term to be agreed, to be outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

Rating

The unit is not currently subject to a separate rating assessment. However, should the premises become separately assessed the tenant will become responsible for the rates payable.

Energy Performance

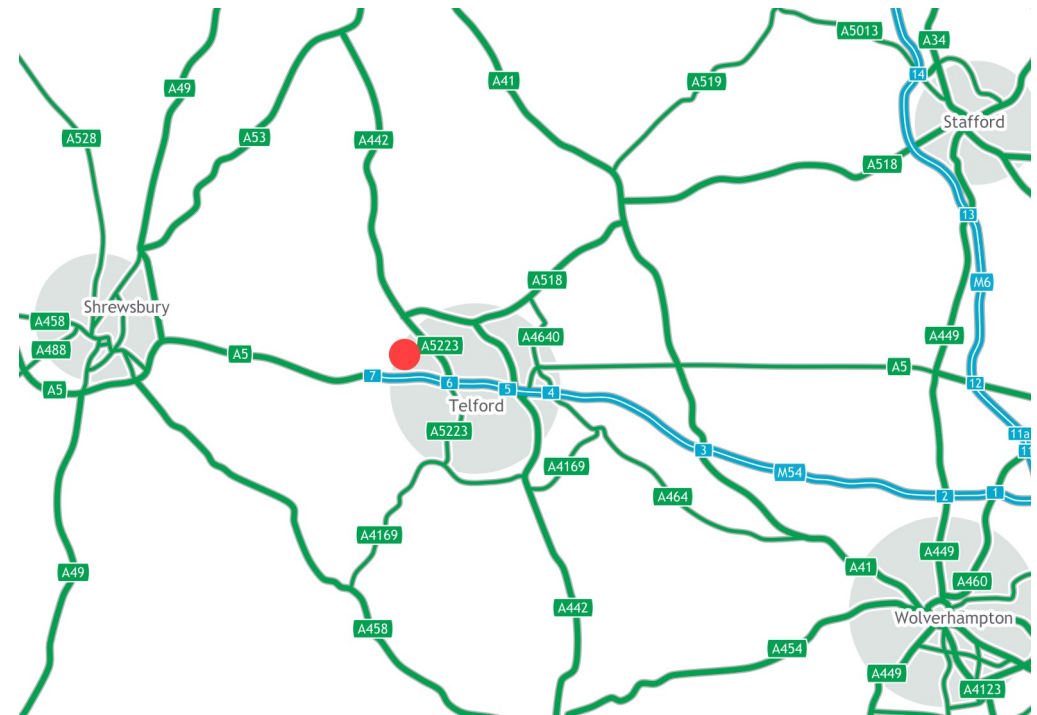
Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through the sole agents.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchbrook Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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