



COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976

WELLINGTON

8 WALKER STREET, WELLINGTON TF1 1BE

LOCATION

The historic market town of Wellington is 3 miles north-west of Telford and 12 miles east of Shrewsbury.

ACCOMMODATION

Ground Floor Retail Sales Area	1840 ft ²
Ground Floor Ancillary	355 ft ²
1 st Floor	1096 ft ²

TENANCY

The Property is let on a lease to TSB Bank PLC from 12th September 2023 to 11th September 2033 at a rent of £20,000. The lease is subject to tenant only break options on 12th September 2028 and 12th September 2030.

INVESTMENT FOR SALE

RENT

£20,000 pa

RATES

Rateable Value £35,750

PURCHASE PRICE

£220,000 (VAT not applicable)

GROSS YIELD

9%

LEGAL COSTS

Each party to pay their own legal costs

VIEWING

Strictly through landlords agents, please contact 01572 822791 for further information.

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