

Lots 20 & 21

26a–32 AND 34–40 Market Street,
Wellington, Telford, Shropshire TF1 1DT



SITUATION

Located in the town centre, opposite **Wellington Market** and **Wilko** and amongst multiples such as **Your Move**, **Cake Box** and **Post Office** as well as a host of local traders. In addition, the entrance to the town's main car park is located virtually adjacent to the properties. Wellington forms part of the new town of Telford, located north of the M54 Motorway (Junctions 6 & 7) and being approx. 10 miles east of Shrewsbury.

PROPERTIES

Lot 20 – Nos. 26a–32: Forming part of a retail parade comprising **4 Ground Floor Shops** with separate front entrance to **5 Self-Contained Flats** at first floor level.

Lot 21 – Nos. 34–40: Forming part of a retail parade comprising **3 Ground Floor Shops** with separate front entrance to **5 Self-Contained Flats** at first floor level.

VAT is applicable to these Lots

FREEHOLD



TENANCIES & ACCOMMODATION

Lot & Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks	
Lot 20 Nos 26a-32 Market Street (4 Ground Floor Shops & 5 First Floor Flats) *Reserve below £400,000 Gross Yield 14.1%	No 26a – Ground Floor Shop Internal Width 13'7" widening at rear to 20'9" Shop & Built Depth 34'11"	J. Singh (Indian Food)	2 years from November 2019	£8,000	FRI Note: Tenant currently fitting out.	
	No 28a – Ground Floor Shop Internal Width 12'7" widening at rear to 16'5" Shop & Built Depth 39'5"	K. Farmer & P. Lamb (Barbers)	5 years from 24th June 2016	£8,000	FRI Rent Review June 2019 (Outstanding) The Tenants did not exercise their 2019 Break Clause.	
	No 30 – Ground Floor Shop Internal Width 16'2" widening at rear to 19'6" Shop & Built Depth 39'4"	D B Roberts & Partners Limited (Estate Agents having 8 branches)	3 years from 24th January 2017	£10,750	FRI The tenant has offered to take a new 5 year lease with a 3 year break at £10,750p.a. providing the landlord pays for a new shop front.	
	No 32 – Ground Floor Shop Internal Width 16'2" narrowing at rear to 12'0" Shop Depth 31'6" Built Depth 38'1"	A. Losonczi & L. Koroknai (Clothes alterations)	3 years from 1st January 2018	£8,000	FRI The Tenant did not exercise their 2019 Break Clause.	
	No 28a – First Floor Flat¹ 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual	1 year from 23rd April 2015	£4,500	AST. Holding Over. £375 Rent Deposit held.	
	No 28b – First Floor Flat¹ Studio Room, Kitchen, Bathroom/WC	Individual	6 months from 24th June 2019	£4,320	AST £360 Rent Deposit held.	
	No 28c – First Floor Flat¹ Studio Room, Kitchen, Bathroom/WC	Individual	1 year from 1st August 2014	£3,960	AST. Holding Over. £325 Rent Deposit held.	
	No 28d – First Floor Flat¹ Studio Room, Kitchen, Bathroom/WC	Individual	6 months from 21st May 2018	£4,200	AST. Holding Over. £360 Rent Deposit held.	
	No 28e – First Floor Flat¹ 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual	1 year from 26th August 2015	£4,800	AST. Holding Over. £395 Rent Deposit held.	
					Total: £56,530	
Lot 21 Nos 34-40 Market Street (3 Ground Floor Shops & 5 First Floor Flats) *Reserve below £350,000 Gross Yield 8.6 % with 4 Vacant Flats	No 34 – Ground Floor Shop Internal Width 20'8" widening at rear to 24'6" Shop & Built Depth 33'5"	G. Vincent (Party Accessories)	3 years from 1st January 2019	£10,500 (see Note 1)	FRI Rent Review Jan 2022 Tenant's Breaks Jan 2020 & 2021 Note 1: The current rent is £10,000 p.a. rising to £10,500 p.a. from 1st Jan 2020 which is prior to completion. The rent rises to £11,000 p.a. from 1st Jan 2021.	
	No 38 – Ground Floor Shop Internal Width 14'3" widening to 18'7" Shop & Built Depth 33'8"	Biddle Optical Limited (with Surety) (Opticians having 3 branches)	3 years from 19th May 2015	£8,100	FRI Holding Over	
	No 40 – Ground Floor Shop Internal Width 15'3" Shop & Built Depth 33'10"	C. Boyes (Coffee Shop)	3 years from 24th February 2017	£8,500	FRI The Tenant did not exercise his 2018 Break Clause.	
	Nos 36a, 36b, 36d, 36e – 4 First Floor Flats Each Studio, Kitchen, Bathroom/WC (in need of modernisation)	4 VACANT FLATS				
	No 36c – First Floor Flat Studio Room, Kitchen, Bathroom/WC	Individual	6 months from 25th July 2019	£3,120 (see Note 2)	AST. Note 2: The rent is concessionary in lieu of tenant undertaking refurbishment works.	
				Total: £30,220 plus 4 Vacant Flats		

¹ Not inspected by Barnett Ross

Vendor's Solicitors

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