

TO LET

Unit 3 Rampart Court Retail Park,
Telford, TF3 4AS

- Retail, Bulky Retail, Trade or Leisure
- Dedicated Car Park
- Excellent Main Road Proximity
- 8,350 sq ft (775.74 sq m)



Property Summary

- Well-positioned roadside retail scheme
- c.21,000 vehicle movements per day
- Complimentary tenants including The Gym Group
- 100m from main island with A442
- Established route in and out of Town Centre
- Dedicated rear loading area
- Ideal for Leisure or other retail/trade uses (subject to planning)



Location & Description

Telford was designated a New Town in 1963 and now has a population approaching 160,000. Telford is approximately 30 miles northwest of Birmingham and 13 miles east of Shrewsbury. The unit fronts Rampart Way (A5) which is a main road from Junction 5 M54 and near Telford Central Railway station access via new footbridge and less than 5 minutes walk to town centre.

Currently available:

The property comprises of a ground floor retail unit, providing open plan space with rear store, kitchen and WC facilities. Access is via electric entrance doors to the front and rear elevations. The property is of brick-built construction offering modern retail-warehousing space with c.7m eaves height.

To the front there is a dedicated 80 space car park.



PROPOSAL

A new lease is available, subject to terms, on an effective FRI basis for a term of years to be agreed.

RENTAL

£80,000 per annum, exclusive.

VAT

We understand VAT is applicable.

USE

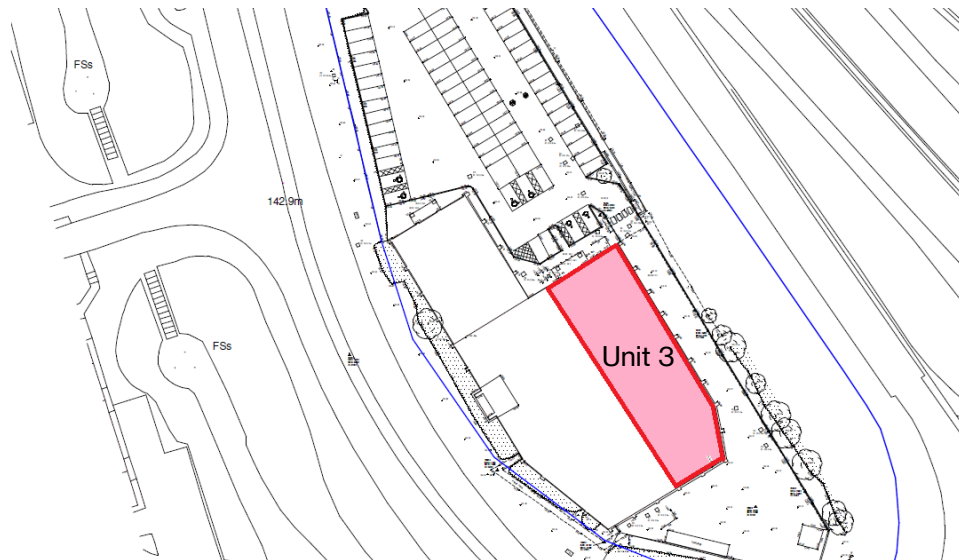
E Class (Retail) or such other planning consent as the local authority will allow.

SERVICES

We understand all mains services are connected.

SERVICE CHARGE

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.



ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

RATEABLE VALUE

The 2023 Rateable Value is £42,250. Interested parties are advised to contact the relevant billing authority to discuss rates payable.

LEGAL COSTS

Each party is to cover their own legal and surveyor's costs on any transaction.

VIEWINGS

Strictly via the retained letting agent, Creative Retail - 0121 400 407



Contact

For further information, or to arrange a viewing, please contact Creative Retail's agency team:

Guy Sankey

Director

0121 400 0407

guy@creative-retail.co.uk

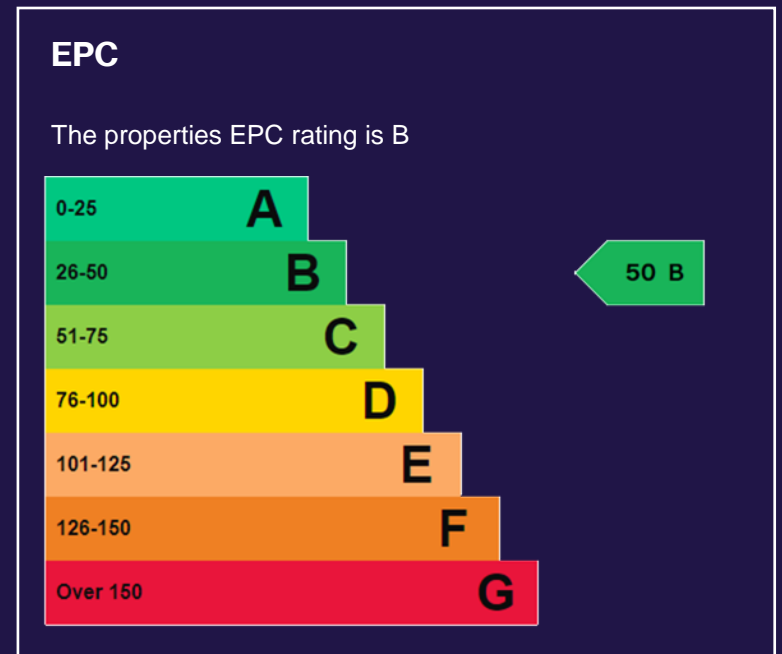
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