



TO LET – RETAIL UNIT

Wellington Station

TF1 1BY



Operated by West Midlands Trains

Location:

Wellington Station is located to the northeast of Wellington Town Centre, approximately 3.5 miles northwest of Telford and 12 miles east of Shrewsbury. The station provides services to Birmingham New Street, Birmingham International, Shrewsbury and Aberystwyth.

*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 546,596 for 2022/23.

Description:

A new business opportunity is available at Wellington Station suited to a retail, catering or café use.

546,596
Annual Footfall*

For further detail about this opportunity please contact enquiries@advanceventures.co.uk



* Footfall figures from the Office of Rail & Road for 2022/23



Property:

The retail unit is located on Platform 1 close to the Ticket Office. The premises comprise a retail unit with 2 servery windows.

Unit Size:

Retail Unit: 10 sq.m. 107 sq.ft.

Rent:

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.

Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees.

Energy performance certificate (EPC)

CAFE, PLATFORM 2 Wellington Railway Station Station Road Wellington TELFORD TF1 1BY	Energy rating C	Valid until 2 December 2028 Certificate number 9731-3842-8204-8903-8206
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Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

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