

Wellington

45-53 (odd) Dawley Road, Wellington, Nr Telford, TF1 2HW, 1-7 and 1A-7A (odd) Kingsland, Wellington, Nr Telford, Shropshire TF1 2LB and Garages 1-12 (inclusive) and 16, 17, 18 Kingsland, Wellington, Nr Telford, Shropshire TF1 2LB and Garages 2, 4 & 5, Dawley Road, Wellington, Nr Telford, Shropshire TF1 2HW

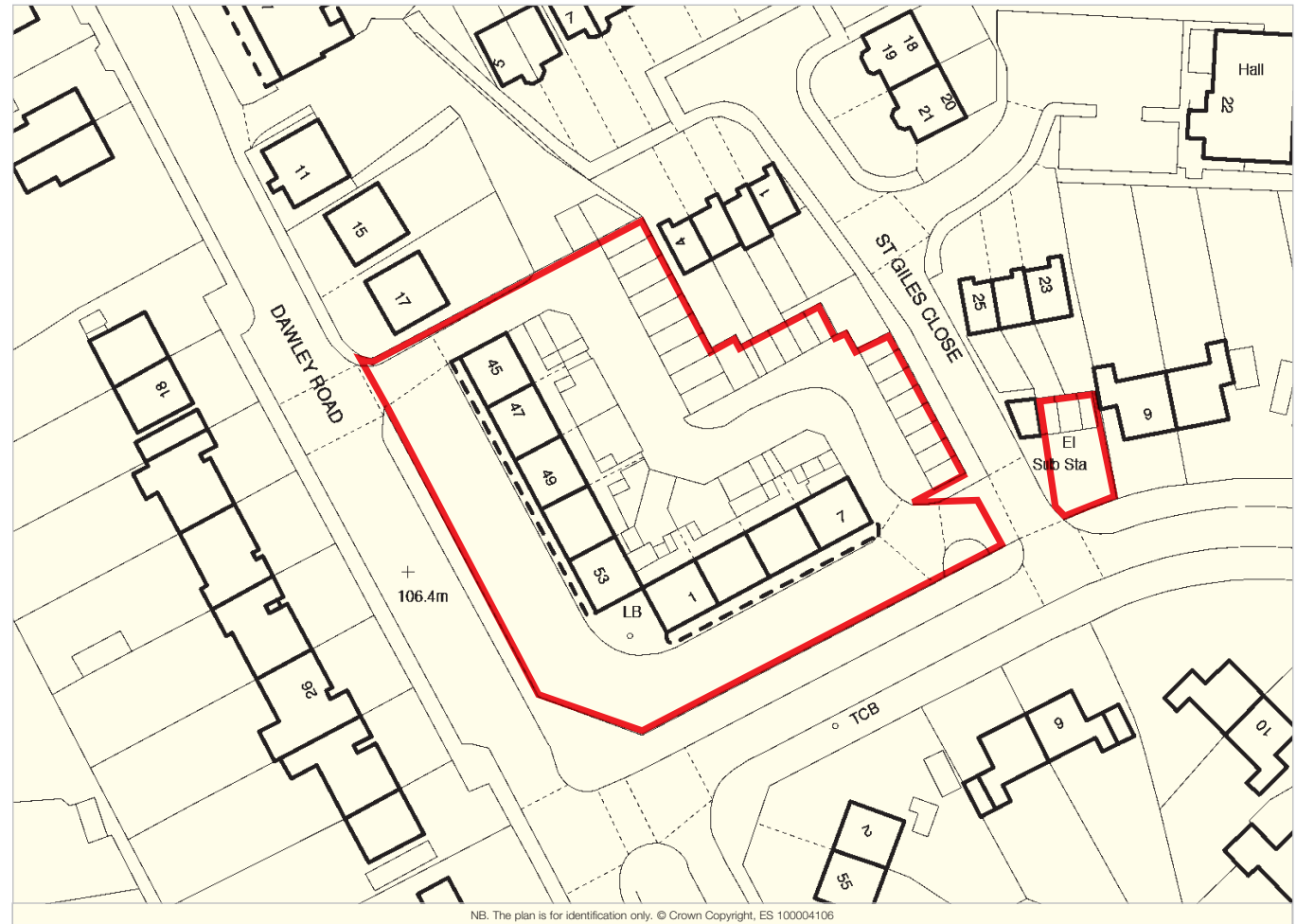
- **Two Freehold Purpose Built Blocks comprising a total of 9 Self-Contained Maisonettes (5 Vacant and 4 subject to Leases)**
- 18 Garages (2 Vacant and 16 subject to Tenancies)
- 9 Commercial Units and 6 Commercial Garages subject to Long Leases
- Lock-Up
- To be offered Collectively as One Lot
- Total Current Rent Reserved **£7,940.36 per annum (equivalent) with Five Maisonettes and Two Garages Vacant**

BY ORDER OF **The Wrekin**
Housing Trust

To View

The property will be open for viewing Thursday 9th July between 2.00 – 3.00 p.m. and Monday 13th July and Wednesday 15th July between 12 noon – 1.00 p.m. These are open viewing times and there is no need to register. (Ref: MW).

INVESTMENT/PART VACANT – Two Freehold Blocks of Commercial Units, Maisonettes and Garages



Tenure
Freehold.

Location

The property is located off the east side of Dawley Road and to the north of Kingsland. Local amenities are available and the further facilities of Wellington town centre are accessible to the west. The further amenities of Telford town centre are to the east and Shrewsbury is to the west. Rail services run from Wellington Station and the M54 Motorway is accessible to the south. The Wrekin is within reach.

Description

The property comprises two purpose built blocks each arranged over ground and two upper floors. The blocks are arranged to provide nine commercial units and nine self-contained maisonettes. In addition, there are twenty four garages and a lock-up.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out opposite. A comprehensive schedule of tenancies is available for inspection in the legal pack.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

LOT 111 WITHDRAWN



Unit	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
45A Dawley Road	First Floor	Two Reception Rooms, Kitchen	Vacant	-
	Second Floor	Three Bedrooms, Bathroom, Separate WC		
53A Dawley Road	First Floor	Two Reception Rooms, Kitchen	Vacant	-
	Second Floor	Three Bedrooms, Bathroom, Separate WC		
3A Kingsland	First Floor	Two Reception Rooms, Kitchen	Vacant	-
	Second Floor	Three Bedrooms, Bathroom, Separate WC		
5A Kingsland	First Floor	Two Reception Rooms, Kitchen	Vacant	-
	Second Floor	Three Bedrooms, Bathroom, Separate WC		
7A Kingsland	First Floor	Two Reception Rooms, Kitchen	Vacant	-
	Second Floor	Three Bedrooms, Bathroom, Separate WC		
Garage 3, 11 Kingsland	-	2 Garages	Vacant	-
Garage 1, 2, 4, 5, 6, 7, 8, 9, 10, 12, 16, 17, 18 Kingsland and Garage 2, 4, 5, Dawley Road	-	16 Garages	Each subject to a Weekly Tenancy	£7,900.36 p.a. (Total)
47A Dawley Road	-	-	Subject to a lease for a term of 125 years from 20th December 1999 (thus having approximately 109 years unexpired)	£10 p.a.
49A Dawley Road	-	-	Subject to a lease for a term of 99 years from 16th December 2011 (thus having approximately 95 years unexpired)	£10 p.a.
51A Dawley Road	-	-	Subject to a lease for a term of 125 years from 10th April 1989 (thus having approximately 99 years unexpired)	£10 p.a.
1A Kingsland	-	-	Subject to a lease for a term of 125 years from 4th January 1988 (thus having approximately 98 years unexpired)	£10 p.a.
Commercial Units 45, 47, 49, 51, 53 Dawley Road and 1, 3, 5, 7 Kingsland and 6 Commercial Garages	-	-	Each subject to a lease for a term of 250 years from 25th March 1999 (thus having approximately 234 years unexpired)	Peppercorn p.a.