



Telford & Wrekin  
Co-operative Council

Protect, care and invest  
to create a better borough



# To Let

**Units 2-4 Limes Walk**  
Oakengates, Telford, TF2 6EP



**Hairdressing salon extending to 71.7m<sup>2</sup> (772ft<sup>2</sup>)**  
**Fully fitted out salon opportunity available**



01952 384333



[estates&investments@telford.gov.uk](mailto:estates&investments@telford.gov.uk)



[www.estatesandinvestments.co.uk](http://www.estatesandinvestments.co.uk)



**Funded by  
UK Government**

Investing in Telford and Wrekin  
**Creating a better Oakengates**

## Units 2-4 Limes Walk, Oakengates, Telford, TF2 6EP

### Description

A unique opportunity to lease a fully fitted out hair salon in the heart of Oakengates. The salon forms part of the newly refurbished Theatre Quarter and will come fully equipped with three salon stations, high quality finishes to include parquet flooring, and a glazed double frontage overlooking the newly formed Theatre Square.



### Accommodation

Net internal area of 71.7m<sup>2</sup> (772ft<sup>2</sup>) including reception area, salon, kitchen, disabled WC and stores.



### Town Planning

The property currently has consent for use as a hairdressing salon.

### Services

The property benefits from a three-phase electrical supply and mains water. There is no gas supply within the property.

### Tenure

The property is available on a leasehold basis with flexible, competitive terms to be negotiated.

### Rent

£13,000 plus VAT per annum.

### Business Rates

To be assessed. The tenant shall be responsible for the payment of business rates.

### Energy Performance Certificate

Draft EPC – B (43). TBC upon completion of the development.

### Service Charge

There will be a service charge payable by all occupiers to maintain the external areas of the building and common areas on the estate.

### Insurance

The landlord will insure the structure of the buildings and recover an annual premium from the tenant. Tenants shall be responsible for insuring the windows in the shop frontage and their own contents insurance.



## Viewing

To arrange a viewing or for further details please contact:

**Mandy Williams – Estates Officer**

Tel: 01952 381144

mandy.williams@telford.gov.uk

**Jake Goulson – Senior Surveyor**

Tel: 01952 382799

jake.goulson@telford.gov.uk

**Sue Millward – Senior Surveyor**

Tel: 01952 384355

sue.millward@telford.gov.uk

**Estates & Investments:**

Tel: 01952 384333

estates&investments@telford.gov.uk

Telford & Wrekin Council,

Southwater 1,

Southwater Square,

Telford

TF3 4JG

**Postal address:**

Darby House,

Lawn Central

Telford

TF3 4JA

**MISREPRESENTATION ACT 1967**

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract.
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Telford & Wrekin Council has any authority to make or give any representation or warranty whatever in relation to this property.

- (iv) the reference to any plant, machinery, equipment, fixtures fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective lessees should satisfy themselves as to the fitness for their requirements.

Designed by the Design Team, Corporate Communications.  
Published September 2025 © Borough of Telford & Wrekin D8067