

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

RETAIL WITH DEVELOPMENT POTENTIAL



Premises at 57-63 High Street, Dawley Telford, Shropshire, TF4 2EX

- Three-storey commercial premises with development potential
- Ground floor retail 5,416 sq ft with A1 planning consent
- Potential to convert upper floors to provide 4 self-contained apartments
- Prominent High Street location with ongoing local redevelopment

Tel: 01952 521000
www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk

57-63 High Street

Dawley, Telford

LOCATION

Dawley is a busy suburb of the new town of Telford, being one of the oldest settlements in Shropshire. Telford Town Centre lies approximately two miles to the northeast and Telford is easily accessible from Junctions 5 and 6 of the M54 motorway.

Dawley is currently undergoing a programme of regeneration, with significant improvements having already been made to the High Street to include shopper car parking, paving, and a one-way system. Further regeneration is taking place at Paddock Mount, near to the subject property, to provide a sports and learning community centre.

The property itself is situated in the heart of the town, at the bottom end of the High Street. The latter is home to both local and national retailers including the Co-op, Ladbroke's and Coral.

DESCRIPTION

The property comprises a detached, three-storey commercial building, which has been considerably extended over time. It provides substantial retail premises on the ground floor with a street frontage equivalent to four combined units. The accommodation includes storage areas and a mezzanine office.

The upper two floors are currently unoccupied shells with services provided, but do offer potential for redevelopment and could provide four self-contained apartments, subject to planning permission.

The property sits on a generous plot of circa 0.15 acres. To the side of the building is a pedestrian cut-through leading to New Street at the rear.

There is also a small plot of land to the side of the property, which may also be available at an additional cost.

It should be noted that the Supersavers Cash & Carry business currently trading from the premises will not form part of the sale. All stock and loose fittings will be sold and vacant upon completion of a sale.

ACCOMMODATION

Ground floor retail unit	5,416 sq ft
First floor	To be measured
Second floor	To be measured



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PLANNING

We understand the ground floor of the property has planning permission for uses within Class A1 (retail) of the Town & Country Planning Act 1987 (Use Class Order 2005). The first and second floors do lend themselves to conversion for residential purposes and could be developed to provide four self-contained apartments, subject to the necessary planning consent.

TENURE

Freehold: The property is available to purchase with vacant possession offered upon completion.

PRICE

Offers in the region of £290,000 are invited for the freehold interest.

SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not tested these services and interested parties should make their own enquiries.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2010 rating list is £24,750.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(80).

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/2585



Printcode: 2014625

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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