



Retail Premise at 56 High Street, Dawley Telford, Shropshire, TF4 2EX

- Ground floor retail unit with first floor offices/storage, kitchenette and WC
- Net Internal Area of 650 sq ft plus basement storage of 378 sq ft
- Mid terraced position with attractive glazed frontage
- Established High Street location in Dawley

56 High Street

Dawley, Telford

LOCATION

The property is located centrally within the small town of Dawley, which forms part of Telford New Town and is one of the oldest settlements in Shropshire. Telford Telford Town Centre is approximately two miles to the northeast.

Dawley has undergone significant regeneration in recent years, including improvements to the High Street and the provision of a sports and learning community centre at Paddock Mount.

The property itself is situated at the bottom end of the High Street, which is home to both local and national retailers including the Co-op, Lloyds Pharmacy and Cost Cutter.

DESCRIPTION

The property comprises a two-storey, mid-terraced retail premises, having an attractive glazed window frontage onto the High Street and a recessed pedestrian access.

Internally, the ground floor accommodation consists of a sales area and storeroom with access to the basement/cellar. An internal staircase rises from the retail area to the first floor, which provides office/storage accommodation with kitchenette and WC facilities.

ACCOMMODATION

Ground Floor:	
Sales area including storeroom	339 sq ft
First Floor:	
Offices/storage (including kitchenette)	311 sq ft
WC facilities	
Net Internal Area	650 sq ft
Plus basement	378 sq ft

SERVICES

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

PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority.



Consumer Protection From Unfair Trading Regulations 2008: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

77

This is how energy efficient the building is.

TENURE

Leasehold: The property is available on a new lease on tenant's full repairing and insuring basis on terms to be agreed.*

RENT

The quoting rent is £7,000 per annum exclusive.

*Alternatively, the landlord may consider a sale of the freehold interest at a price to be agreed.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £5,100.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(77).

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

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Email: alex@andrew-dixon.co.uk

Ref: AGS/2723



Printcode: 20191118

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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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