



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

- Ground floor retail unit with first floor offices, kitchenette and WC facilities
- Net Internal Area of 650 sq ft plus basement storage of 378 sq ft
- Mid terraced position with attractive glazed frontage onto the High Street
- Two demised car parking spaces to the rear

# 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 north east.

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 is currently partitioned to provide three offices including a kitchenette and WC facilities.

Externally, the property benefits from two car parking spaces to the rear of 60 High Street.

## ACCOMMODATION

<b>Ground Floor:</b>	
Sales area including storeroom	339 sq ft
<b>First Floor:</b>	
Office 1	136 sq ft
Office 2	66 sq ft
Office 3 including kitchenette	109 sq ft
WC	
<b>Net Internal Area</b>	<b>650 sq ft</b>
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.



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## Energy Performance Asset Rating

More energy efficient

A+

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.

## PLANNING

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

## TENURE

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

## RENT

Rent upon application.

## 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

Direct Line: 01952 521007

Mobile: 07795 275 113

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Ref: AGS/2723



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