



Retail/Office Premises at 63 High Street Dawley, Telford, Shropshire, TF4 2EX

- Two-storey retail/office premises extending to approx. 660 sq ft (61.26 sq m)
- Prominent High Street location within Dawley town centre
- Ground floor shop with display window and first floor office/storage space
- Accommodation includes kitchen and WC facilities

63 High Street

Dawley, Telford

LOCATION

The property is located in the small town of Dawley, which is a suburb of Telford New Town and one of the oldest settlements in Shropshire. Telford town centre lies approximately 2 miles to the northeast and central Telford is easily accessible from Junctions 5 and 6 of the M54 motorway.

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 in the heart of the town and forms part of a terrace of shops at the top of the High Street. The latter is home to both local and national retailers, including Tesco supermarket. 63 High Street enjoys a prominent end of terrace position.

DESCRIPTION

The property comprises a two-storey retail/office premises of brick construction, which forms part of a terrace of High Street shops that sit flush with the pavement.

63 High Street was most recently utilised as an estate agents and provides a retail area/office suite to the front, having a glazed shop frontage onto the High Street, with electric shutter and a recessed front door.

The first floor is accessed internally to the rear of the ground floor retail area and provides an office/storeroom, complete with kitchen and WC facilities.

The accommodation benefits from suspended ceilings and wall-mounted electric heaters. The main ground floor retail area has a wood-effect tiled floor and there is a CCTV system installed.

ACCOMMODATION

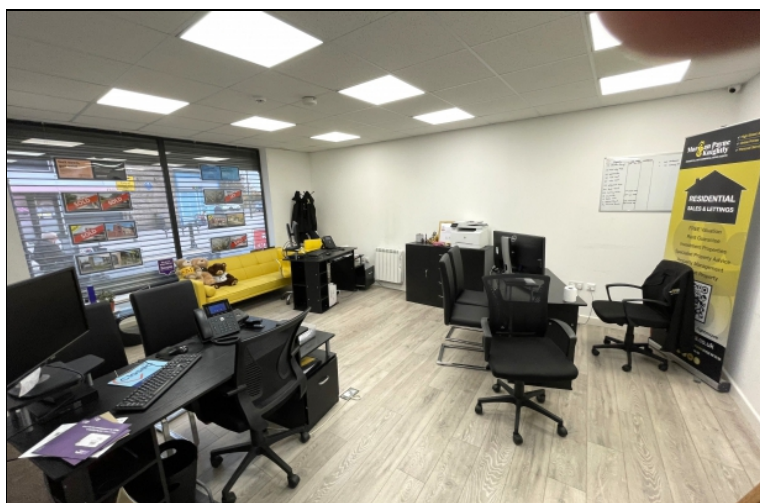
Ground floor retail/office area	374 sq ft	34.72 sq m
Hallway	43 sq ft	3.96 sq m
First floor office/store	176 sq ft	16.38 sq m
Kitchen	67 sq ft	6.2 sq m
Total Area	660 sq ft	61.26 sq m

SERVICES

We understand that mains water and electricity are connected to the property. However, 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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PLANNING

The property currently has planning permission for Class E use of the Town and Country Planning (Use Classes) Order 1987 (as amended).

TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed.

RENT

The quoting rent is £9,600 per annum exclusive.

SERVICE CHARGE

We understand a service charge is levied by the landlord for the maintenance of the communal area.

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £12,250.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC with an energy rating of C-65.

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.

VIEWING

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

Contact: Sam Dolphin

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Ref: SJD/4117



Printcode: 2025115

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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