

ANDREW DIXON  
& COMPANY

Chartered Surveyors &  
Commercial Property Consultants

FOR SALE

DEVELOPMENT OPPORTUNITY



**Elephant & Castle, 1 High Street, Dawley,  
Telford, TF4 2ET (incorporating Nos. 16 & 17 Burton Street)**

- Two-storey public house with associated living accommodation
- Total floor area of 5,166 sq ft (480 sq m) plus basement cellars
- Total site area of 0.17 ac (0.069 ha) including large courtyard and gardens
- Redevelopment potential and potential expansion space to the rear

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# Elephant & Castle

## 1 High Street, Dawley

### LOCATION

The property is located in the small town of Dawley, which forms part of Telford New Town, being one of the oldest settlements in Shropshire. Telford Town Centre is approximately 2 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 is situated within the heart of the town at the head of the High Street. The latter is home to a number of both local and national retailers including Lloyds Pharmacy and Tesco supermarket. The property enjoys a prominent position with frontages onto both High Street and Burton Street.

### DESCRIPTION

The property comprises a public house and premises, which formerly traded as the E&C along with Nos. 16 & 17 Burton Street, and was acquired by the present owners in 2010 and reopened in the summer of 2012 following a complete refurbishment.

The building consists of an end terrace, two-storey Grade II listed structure with 2 substantial basements on a self-contained site. The main pedestrian access is to the front of the building, with further accesses to the side and rear. Vehicular access and private car parking is provided to the side (George Street).

Internally, the accommodation consists of 2 open trading bars on the ground floor, together with customer toilets, stores and a former brewery area. There is also a separate function room with its own entrance off Burton Street, which may afford the opportunity to trade independently of the main business areas.

On the first floor there is a larger function room (approx. 60 persons) with its own bar and toilets, which has access via a separate staircase. Also on the first floor is well presented, 5-bedroom living accommodation currently laid out as 4 rooms plus catering kitchen, in addition to a private lounge, kitchen and bathroom.

Externally, there is a large enclosed, slate-tiled courtyard and raised gardens to the rear, which currently provide an outside seating area.

### ACCOMMODATION

Total Floor Area	5,166 sq ft	480 sq m
Plus Basements	Not measured	
Total Site Area	0.17 ac	0.069 ha



**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.



### 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

The property currently has planning permission for a Sui Generis (public house) use under the the Town and Country (Use Classes) Order 1987 (as amended). It also has some redevelopment potential subject to the necessary planning consent. In particular, the rear courtyard and gardens are well suited for further development/expansion, or on-site car parking and storage.

It should be noted that the property is a listed building. Further details are available on the British Listed Buildings website.

### TENURE AND PRICE

The property is available to purchase freehold with an asking price of £375,000 and vacant possession upon completion.

The sale will exclude the majority of fixtures and fittings, which will be available by separate negotiation.

### 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 effective from 1st April is £2,000.

### 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: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/3910



Printcode: 202346

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# SITE PLAN

