

ANDREW DIXON  
& COMPANY

FOR SALE

Chartered Surveyors &  
Commercial Property Consultants

OFFICE PREMISES



## Office Premises/Redevelopment Opportunity

### 2 High Street, Dawley, Telford, Shropshire, TF4 2ET

- Detached, two-storey office building extending to 2,444 sq ft (227 sq m)
- Redevelopment potential subject to planning permission
- Versatile, self-contained space suitable for a variety of uses
- Secure on-site car parking for 6 cars
- Prime location on Dawley High Street

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# 2 High Street Dawley, Telford

## 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 and all its amenities 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 itself is situated within the heart of the town at the head of the High Street, which is also home to a mix of local and national retailers including Lloyds Pharmacy and Tesco. The subject property enjoys a prominent position with a frontage onto the High Street.

## DESCRIPTION

The property comprises a detached, two-storey office building of traditional brick construction beneath a pitched tiled roof with feature glazed atrium entrance and a number of windows throughout at ground and first floor level.

The main atrium entrance leads through to several individual offices on the ground floor including a reception/waiting area, complete with kitchen and WC facilities to the rear.

The first floor, which is accessed via an internal staircase, provides a number of partitioned office areas with additional kitchen and WC facilities.

The offices benefit from suspended ceilings throughout with inset LED lighting, carpet tiled floors and a gas fired central heating system, with wall-mounted radiators.

Externally, the building sits on a self-contained site incorporating a secure, block-paved car park to the rear with space for 6 cars, which is accessed via a gated access to the side of the building. There are also public car parks nearby.

## ACCOMMODATION

Ground Floor	1,275 sq ft	118 sq m
First Floor	1,169 sq ft	109 sq m
<b>Net Internal Area (NIA)</b>	<b>2,444 sq ft</b>	<b>227 sq m</b>

## SERVICES

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



**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.



## PLANNING

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

The building and site does offer some re-development potential, subject to planning permission. Interested parties should make their own enquiries in this regard.

## TENURE

Freehold: The property is available to purchase freehold with vacant possession.

## PRICE

Offers in the region of £240,000 for the freehold interest.

## 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 £19,750.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C-68.

## 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/4057



### 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.

Printcode: 20241024

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