

TO LET
ALL ENQUIRIES

GROUND FLOOR LOCK UP SHOP UNIT



**RENT
ON
APPLICATION**

PROMINENTLY LOCATED GROUND FLOOR LOCK UP SHOP UNIT WITH POTENTIAL TO RANGE FROM APPROXIMATELY 3,000 SQ FT TO 9,675 SQ FT

25-33 HIGH STREET, DAWLEY, TELFORD, SHROPSHIRE, TF4 2EX

- Significant street frontage onto High Street
- Available as one unit of approximately 9,675 sq ft (898.76 m sq) or as separate retail units ranging from approximately 3,000 sq ft (278.68 m sq)
- Adjacent to public car park
- Located in the prime retail location in the town of Dawley
- Variety of subdivisions of the property available, subject to terms

LOCATION

The property is prominently located fronting onto High Street in the Town of Dawley in Telford. The property is located in the prime retail position in High Street in the town centre occupiers within proximity include Betfred, Coral and Lloyds Pharmacy.

The high street is currently benefiting from a façade improvement programme (re-painting and new branding) and new investment in lighting and public realm improvements through the Council's PIOHS (Pride in our High Street) scheme. Dawley High Street contains a good diversity of businesses to complement a general store offer

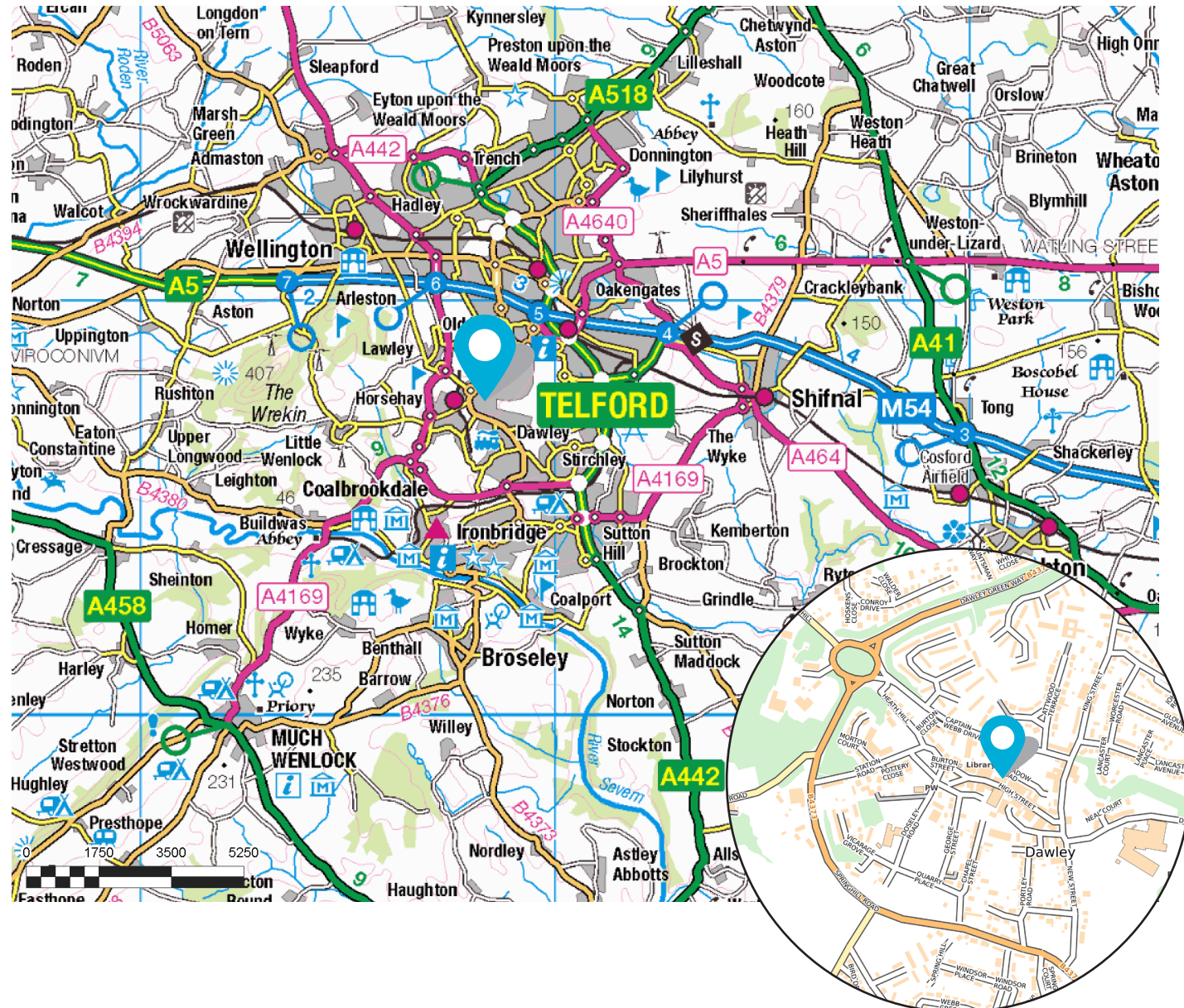
The property is located adjacent to a public car park that is serving the town centre. The property benefits from servicing at the rear of the property.

Dawley is a town within Telford and Wrekin and has all local amenities. The town had a population of 11,399 at the 2011 census. The nearest railway station is Telford Central and is located within proximity of the M54 which provides access to the national road network.

Dawley is situated approximately 1.8 miles south of the town of Telford.

Significant investment and regeneration in recent years has seen Telford become the fastest growing town in the West Midlands. Located 35 miles west of Birmingham and 15 miles east of Shrewsbury in the West Midlands with excellent transport links.

Birmingham city centre is approx. 40 minutes by car via the M54 motorway with regular rail services from the town centre.





DESCRIPTION

The property comprises currently of a convenience store that provides a ground floor shop unit with a Total Gross Internal Floor Area of approximately 9,675 sq ft (898.76 m sq).

The property is arranged to provide sales, stores and welfare facilities. The property benefits from a generously sized glazed shop front and servicing to the side and rear of the property.

The sales area is genuinely open plan and the sales area is generally a regular shape and lends itself to a variety of retail uses.

The property can be separated into retail units ranging from approximately 3,000 sq ft (278.68 m sq) subject to terms, further details from the letting agents upon request and indicative plans are shown on the particulars. Consideration maybe given to the creation of smaller units, subject to terms.

ACCOMMODATION

(All measurements approximate)

	SQFT	MSQ
EXISTING	9,675	898.76
PROPOSED Units from	3,000	278.68



PLANNING

Prospective tenants to make their own enquiries.

The property is understood to benefit from Use Class E(retail).

It will lend itself to a variety of alternative uses subject to statutory consents.

RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2022/23) £30,500

Rates Payable (2022/23) £15,220

However, interested parties should make their own enquiries to the local authority.

SERVICES

(Not tested at the time of inspection)

Mains water, electricity and drainage are understood to be connected to the property.

EPC

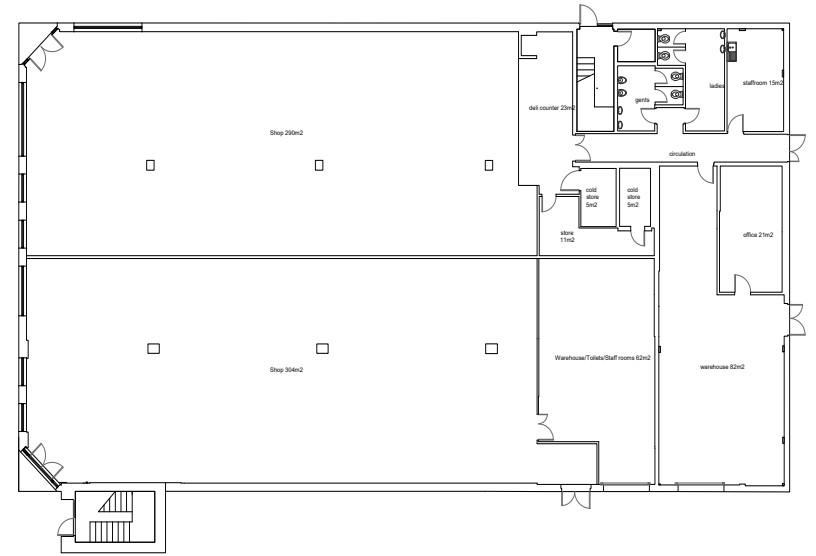
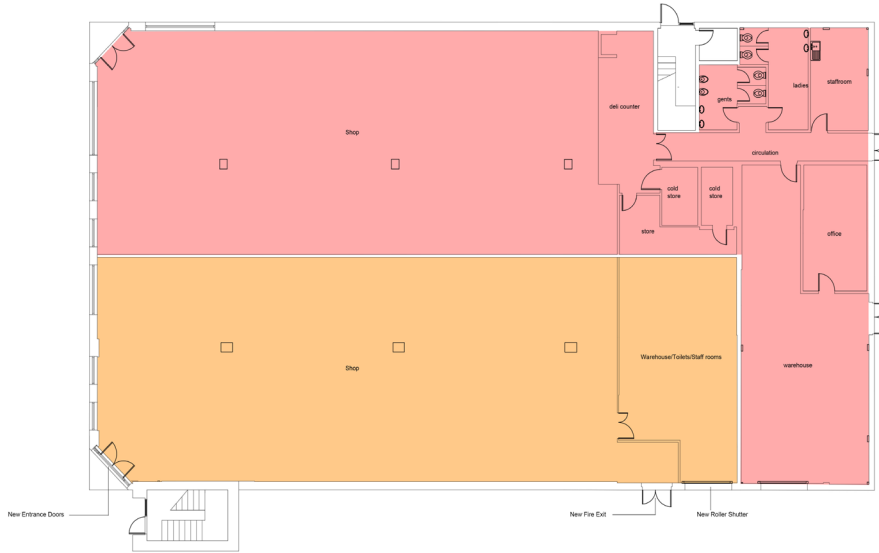
The EPC rating for the property is C (70)

Valid until 21 June 2030

Certificate number 0423-0064-5030-7000-4003

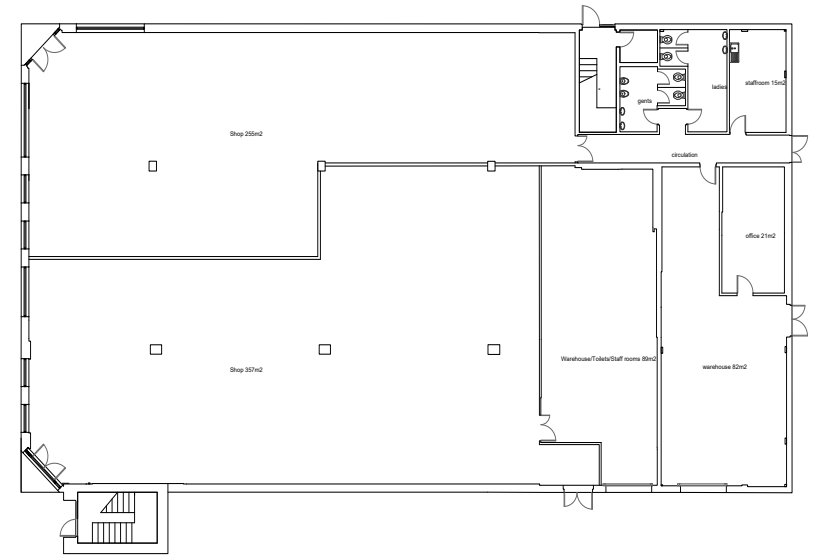
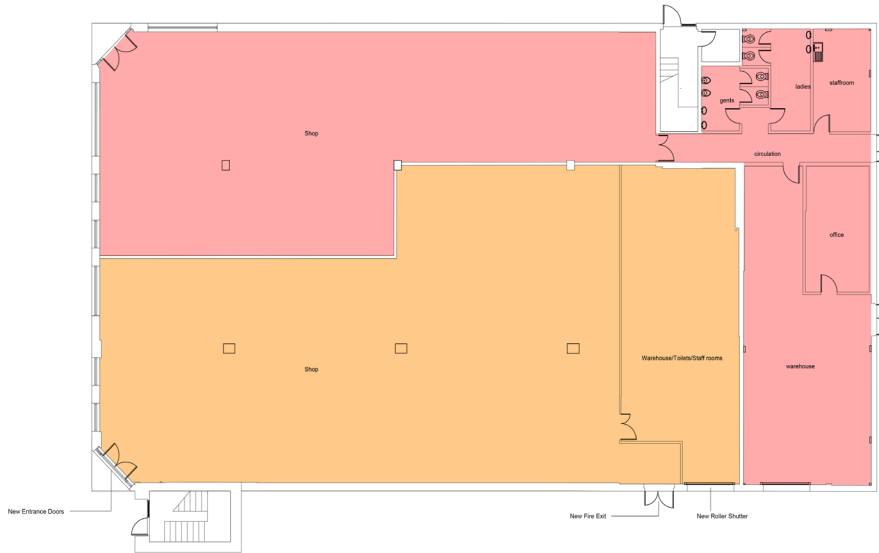
01 Option 1

- Unit 1 - 5414 Sqft
- Unit 2 - 3690 Sqft



02 Option 2

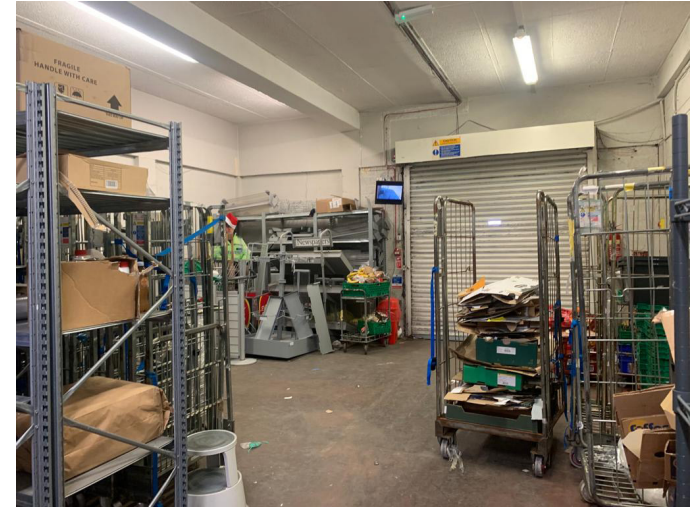
- Unit 1 - 4510 Sqft
- Unit 2 - 4822 Sqft



PROPOSED LAYOUT

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TENURE

The property is offered to let on a new lease for a length of term by negotiation with rent reviews at 3 yearly intervals.

The lease will be granted on Tenants Full Repairing and Insuring Terms subject to service charge provisions.

RENT

Rent is upon application from the letting agents.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of the granting of the lease.

VAT

The property is elected for VAT and therefore VAT will be payable on the rent.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater One, Southwater Square,
Southwater Way, Telford, TF3 4JG

Telephone: 01952 380000



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VIEWING

Strictly by prior arrangement with the letting agents.
For more information or to arrange a viewing, please contact :

James Evans

07792 222 028

E: james.evans@hallsgb.com

Harriet Shakeshaft

07538 912 096

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Commercial Department

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