

MIXED USE COMMERCIAL PREMISES – FOR SALE

FULLY LET INCOME PRODUCING INVESTMENT

Bank House,

62, 64 & 66,

High Street, Dawley,

Telford, Shropshire TF4 2EX

3,325 sq ft (309 sqm) & 1,224 sq ft (114 sq m) NIA

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The Freehold former bank property [Title No: SL210386] is a fully let mixed use premises comprising, basement, retail & offices, located at the southern end of Dawley High Street in Telford.

The property comprises three separately addressed and potentially distinct retail areas at ground floor, with rear access for goods and stairwells accessed internally and externally. The building structurally provides a number of future reconfiguration options.

Context:

Dawley benefits from excellent public transport links and free carparking. Near-future plans centre on major housing development, new crossings, and continued public-realm upgrades. There is a 212-home redevelopment with allotments and play areas planned for sites nearby.

Dawley is seen as a key community in Telford by the Council with strong heritage and ongoing regeneration potential.

Offers are invited in excess of £325,000.00

(7.7% ARY before costs and RPI/Min increase Reviews improving to a minimum of 8.62% ARY before costs in May 2028)

VIEWING STRICTLY BY APPOINTMENT ONLY

Details created 07/26.

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Key Investment information:

Part Ground floor (66) retail area, basement and upper floors (above 62-66) are let as follows:

Tenant: Retro Leisure Midlands Ltd (Company No 10503405 – Experian Rating 52/100)

Term: 10 year effective fully repairing and insuring lease dated 22nd December 2023 (Contracted Out).

Rent Payable: £10,000.00 pa (£3.33 psf) with Index linked Rent Reviews (December 2026/29/32) and Tenant breaks 2029/32.

EPC: E-112 Certificate valid to 2031

Utilities, Insurance, Service Charge, Maintenance (Subject to a Schedule of Condition), and Business Rates are payable in addition by the occupier.

The Ground floor retail area (62/64) is let as follows:

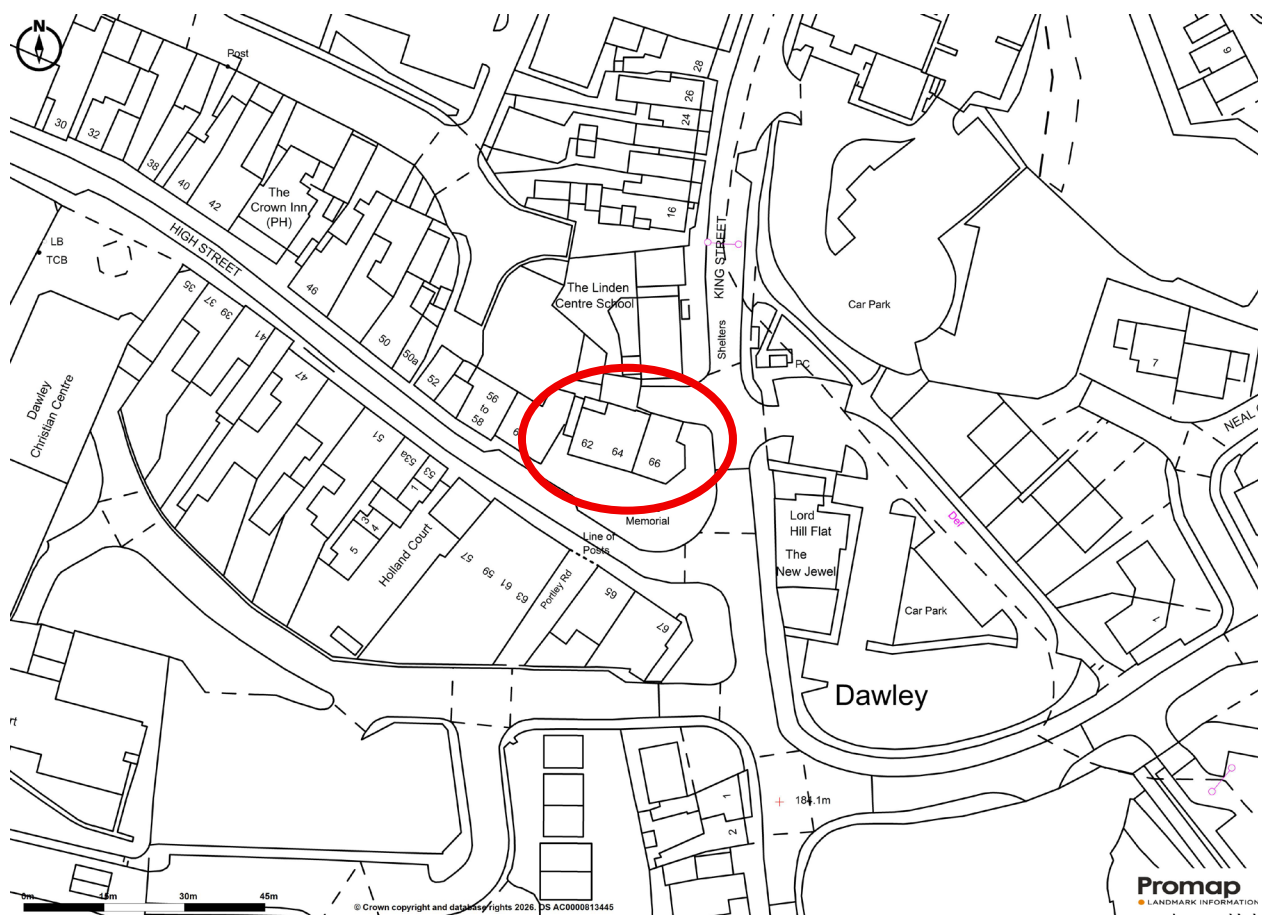
Tenant: Private Individual t/a Sweetcheeks

Term: 5 year effective fully repairing and insuring lease dated 23rd July 2025 (Contracted Out).

Rent Payable: £15,000.00 pa (£12.25 psf) with minimum Review to £18,000 in 2028.

Utilities, Insurance, Service Charge, Maintenance and Business Rates are payable in addition by the occupier.

EPC: B-45 Certificate valid to 2036.



IMPORTANT NOTICE

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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Wiggins Lockett Thompson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. (v) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. (vi) Any movable contents, fixtures and fittings referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.