

# FOR SALE

# TSR

TOWLER SHAW ROBERTS

## ATTRACTIVE COMMERCIAL INVESTMENT IN PROMINENT TOWN CENTRE LOCATION



**50A HIGH STREET  
DAWLEY  
TELFORD  
TF4 2EX**

- Attractive recently refurbished two storey retail property extending in total to approx. 659 sqft (61.22 sqm)
- Accommodation comprises: ground floor retail area with glazed frontage, staff room, kitchenette and w.c. facility with separate first floor office
- Prominent High Street position with national retailers including Co-op, Lloyds Pharmacy and Coral nearby
- Let to Fitzrovia Properties Limited on a new 6 year Lease at a rent of £6,000 per annum
- Offers in the region of **£85,000** are invited for the freehold interest subject to and with the benefit of the new Lease

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

The property is well situated in the heart of Dawley Town Centre, close to a number of local and national retailers including Lloyds Pharmacy, Coral and Cost Cutter with public car parks also nearby.

Dawley is a busy District Centre of Telford with a long history, being situated approximately 2 miles South of Telford Town Centre.

## Description

The property comprises an attractive two storey building of traditional brick construction beneath a tiled pitch roof having a single storey flat roof addition at the rear.

The property has been tastefully refurbished and modernised to provide a ground floor retail area with glazed frontage extending to approximately 351 sqft having a separate staff/store room, kitchenette and w.c. facility to the rear. In addition there is a separate office area located on the first floor accessed via a spiral staircase.

The property is well appointed having suspended ceilings with inset lighting, carpeted/vinyl floor finishes and electric storage heaters. The property also benefits from an electrically operated external roller shutter door to the front and rear pedestrian access.

## Accommodation

	Sqft	Sqm
<b>Ground Floor</b>		
Retail Shop	351	32.61
Staff/Store Room	81	7.56
Kitchenette & w.c.	74	6.89
<b>First Floor</b>		
Office	153	14.21
<b>Total</b>	<b>659</b>	<b>61.22</b>

## Tenure

The property is understood to be of freehold tenure and is offered for sale subject to and with the benefit of a new Lease to Fitzrovia Properties Limited for a term of 6 years at a rent of £6,000 per annum exclusive. We are advised that the Lease is held on a Tenant's full repairing and insuring basis with a Tenant only break option and upward only rent review at the end of the third anniversary of the Lease term.

Further details are available from the Selling Agents upon request.

## Guide Price

Offers in the region of **£85,000** are invited for the Freehold property subject to and with the benefit of the Lease granted to Fitzrovia Properties Limited.

A sale at this price reflects a gross yield of 7.06%

## Services (Not Checked or Tested)

It is understood that mains water, electricity and drainage services are connected. Interested parties are advised to make their own enquiries with the relevant utility companies

## Energy Performance Rating

Energy Performance Asset Rating: E 104



For Reference purpose only

Scale: Not to Scale

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Shop and premises

Rateable Value – £2,750

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

## Planning

We understand that the property has consent for retail use within Class A1 (Shops) of the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

## Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND  
Tel: 0345 678 9000

## Legal Costs

Each party will be responsible for their own legal costs in respect of the transaction.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised the Vendor has not elected to charge VAT on the property.

## Viewing

Strictly by appointment with the sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

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## TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA  
Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE  
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA  
Tel: 01902 421216 Fax: 01902 426234

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## Consumer Protection from Unfair Trading Regulations 2008

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