



**FOR SALE - LOCK UP SHOP UNIT WITH TWO BEDROOMED RESIDENTIAL**

**3-5 HIGH STREET, DAWLEY, TELFORD, SHROPSHIRE, TF4 2ET**



# KEY POINTS

# 789

SQ FT

TOTAL NET INTERNAL SALES AREA



RETAIL UNIT

## REFURBISHED 2 BEDROOMED RESIDENTIAL PROPERTY

ALL MEASUREMENTS ARE APPROXIMATE




OFFERS IN THE REGION OF

# £250,000


(EXCLUSIVE)

James Evans

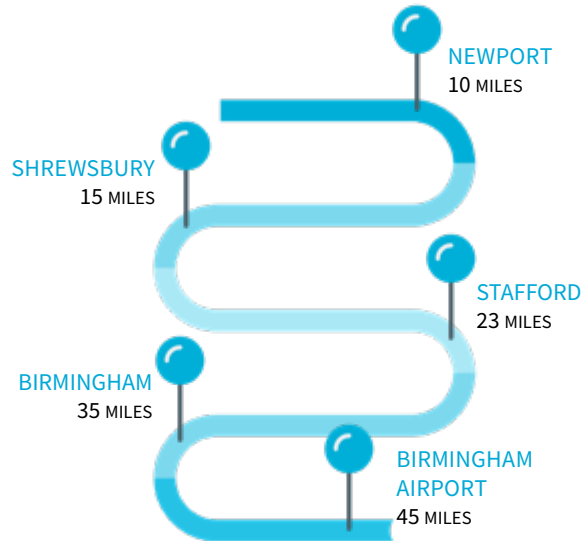
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## LOCATION

The property is prominently located fronting onto High Street in the town centre of Dawley. The property is located in the prime retail location within the town centre. The surrounding occupiers include Bryn Mellyn, Elephant and Castle and Betfred.

The property is located in proximity to all local amenities and within proximity of the main town centre car parks in Dawley.

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.



TELFORD  
POPULATION

156,896





# DESCRIPTION

The property comprises of a prominently located substantial property that is two store with a basement and of traditional construction.

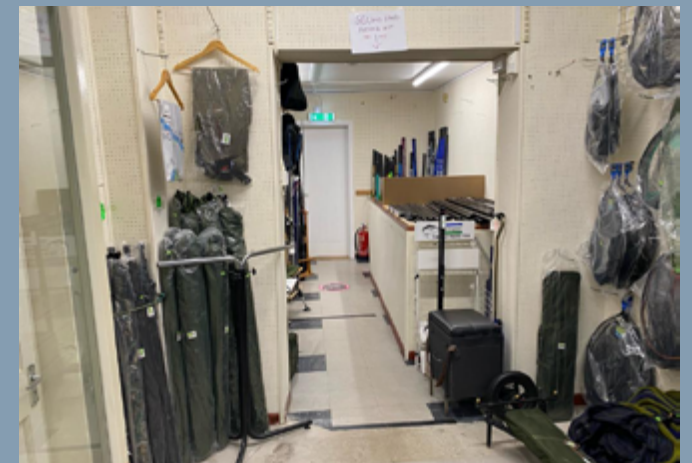
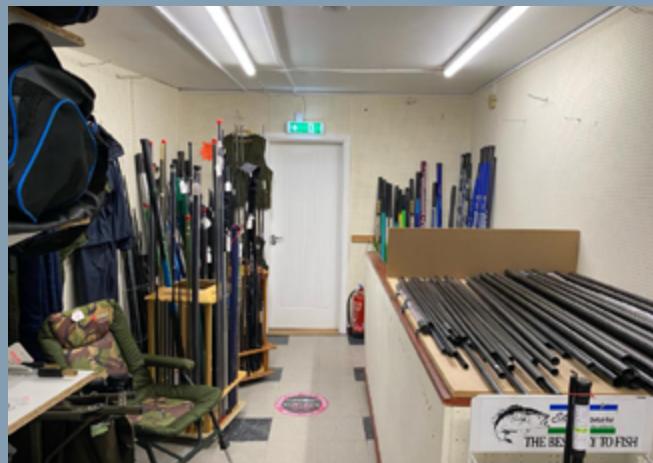
The property is arranged to provide a ground floor lock up shop unit with a Total Net Internal sales area of approximately 789 ft sq (73.40 m sq) with ancillary accommodation and basement area .

There is also a rear ground floor entrance leading to a well presented and refurbished two bedroomed living accommodation arranged over the first floor and the residential accommodation has a Total Gross internal floor Area of approximately 616 ft sq (57.22 m sq).

The residential property provides a ground floor reception area, landing, two bedrooms, sitting room, kitchen and bathroom.

The property benefits at the rear from a garden and parking.

The property provides significant potential for owner occupation, investment or property development/ speculation for a variety of uses (subject to statutory consents).



# ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

SHOP	M SQ	SQ FT
TOTAL NET SALES AREA	73.29	789
Office	6.41	69
Stores	7.89	85
Basement	12.17	131
Toilet		
RESIDENTIAL	M SQ	SQ FT
GROUND FLOOR		
Entrance Lobby		
FIRST FLOOR		
Landing		
Sitting Room		
Kitchen		
Bedroom 1		
Bedroom 2		
Bathroom		
TOTAL GROSS INTERNAL FLOOR AREA	57.22	616



## TENURE

The property is available for purchase freehold with the benefit of vacant possession.

## PLANNING

Prospective purchasers should rely on their own enquiries.

The ground floor shop unit is understood to benefit from planning consent for Use Class E of the Town and country use classes order.

The upper floor is understood to benefit from planning consent for Use Class C3 residential of the Town and Country Use Classes order.

## LEGAL COSTS

Each party to be responsible for their own legal costs associated with the transaction.

## SERVICES

(Not tested at the time of our inspection.)

We understand that the property benefits from all mains services.

The shop has separate mains water, electricity and drainage. The residential accommodation has mains water, electricity, drainage and gas and gas fired central heating.

## PRICE

Offers in the region of £250,000 (Exclusive)

## VAT

The property is understood not to be elected for VAT. Therefore VAT will not be charged on the purchase price.

## RATES/COUNCIL TAX

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

RATEABLE VALUE	RATEABLE VALUE	COUNCIL TAX BAND
£15,250	£7,610	A

RATES


COUNCIL TAX

## EPC

PROPERTY	ENERGY RATING
SHOP	TBC
RESIDENTIAL	C (76)

## LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND


 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

## VIEWING

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

[Commercial Department](#)

 01743 450 700

[commercialmarketing@hallsgb.com](mailto:commercialmarketing@hallsgb.com)

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