

TO LET

ALL ENQUIRIES

RETAIL/BUSINESS SPACE/OFFICE SPACE

SUITABLE FOR A VARIETY OF USES SUBJECT TO STATUTORY CONSENTS



RENT:
POA

PROMINENTLY LOCATED GROUND FLOOR LOCK UP SHOP UNIT
UNIT 2A, 25-33 HIGH STREET, DAWLEY, TELFORD, SHROPSHIRE, TF4 2EX

- Adjacent to new Tesco convenience store
- Approximately 1948.27 sq ft (181 m sq) of retail/business/office space, suitable for a variety of commercial uses subject to statutory consents
- Public car park adjacent
- Open plan footprint at ground floor level with new shop unit

LOCATION

The property is situated adjacent to the public car park and adjacent to the new Tesco Convenience store and is located just off High Street. Located in a prime retail position in the town centre, occupiers within proximity include Betfred, Coral and Lloyds Pharmacy and the new Tesco Express.

The High Street is currently benefitting 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 serves 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 a ground floor open plan lock up unit that will have a new glazed shop front providing a Total Gross Internal Floor Area of approximately 1,948.27 ft sq (181 m sq).

The unit is located next door to the new Tesco. The property would lend itself to a variety of retail/business/office/ leisure uses subject to statutory consents. The property is shown on the plans in these particulars.

ACCOMMODATION

(All measurements approximate)

	SQ FT	MSQ
Total Gross Internal Floor Area	1,948.27	181

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

To be reassessed

SERVICES

(Not tested at the time of inspection)

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

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.

EPC

To be assessed

RENT

Price on application

LEGAL COSTS

The incoming tenant is to be responsible for the landlords reasonable legal costs associated with 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

VIEWING

Strictly by prior arrangement with the letting agents.

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Halls

COMMERCIAL

