FOR SALE

TSR
TOWLER SHAW ROBERTS

RETAIL / OFFICE PROPERTY IN PROMINENT TOWN CENTRE LOCATION







46 HIGH STREET
DAWLEY
TELFORD
SHROPSHIRE
TF4 2EX

- Attractive two storey mixed use building with large retail unit extending to approx. 1,293sqft (120.12 sqm) having a large 2-bedroom residential apartment on the uppers extending to approx. 1,080 sqft (100.33sqm).
- Versatile ground floor retail premises with wide frontage, having large sales area with storage and staff facilities to the rear.
- Convenient High Street location with national retailers including Tesco Express and Coral nearby.
- Available For Sale inviting offers around **£235,000** for the Freehold interest.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property is well situated in the heart of Dawley Town Centre within the pedestrianised area of High Street situated close to a number of national and local retailers including Tesco Express 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 a spacious 2 storey mixed use building, comprising a large retail unit extending to approx. 1,293sqft (120.12 sqm) having a large 2-bedroom residential apartment on the uppers.

The retail unit provides spacious, open plan accommodation with large sales area having a wide frontage onto the high street. The premises also has the benefit of a consultation room, staff kitchenette and storage to the rear. The property has been fitted out to a modern standard, including roller shutter doors, suspended ceiling and glazed frontage.

The residential apartment provides spacious accommodation having 2 main bedrooms with excellent natural lighting. The apartment is self contained with access being from the rear courtyard area. The courtyard provides parking for 1 vehicle, accessed via Meadow Road.

The property provides a strong asset management opportunity with potential for development/ conversion to create 2 retail units on the ground floor, and a spacious 3-bedroom apartment on the uppers, subject to planning.

Accommodation

	Sqft	Sqm
Ground Floor Retail Unit:		
Sales Area	895	80.36
Consultation Room	46	4.25
Staff Kitchen	81	7.49
Rear Stores	178	14.69
Rear Stores 2	93	8.03
Total	**1,293**	**120.12**
Residential Apartment		
Total	**1,080**	**100.33**

Services (Not Checked or Tested)

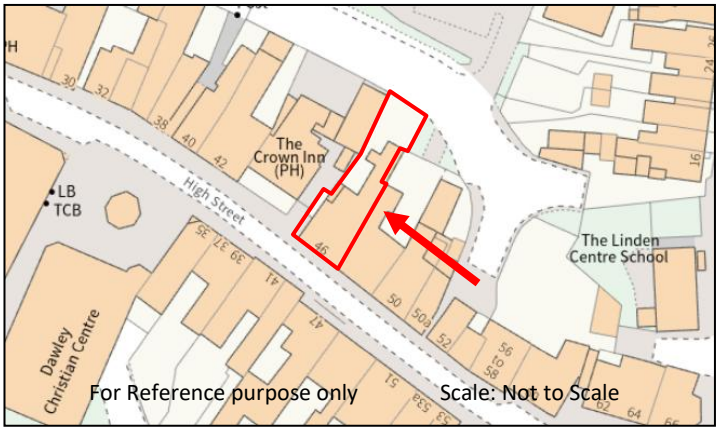
Mains water, electricity and drainage services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The property is available for purchase on a Freehold basis inviting offers in the region of **£235,000** with the benefit of vacant possession upon completion.

Energy Performance Rating

Energy Performance Rating: C71.



Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Shop and premises
Rateable Value – £16,000

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

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT. TEL: 01952 380000

Legal Costs

Each party to bear their own legal costs incurred during the transaction.

VAT

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

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the sole Selling/Letting Agents, Towler Shaw Roberts, Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL. Tel: 01743 243900.

May 2025/Amended November 2026

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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