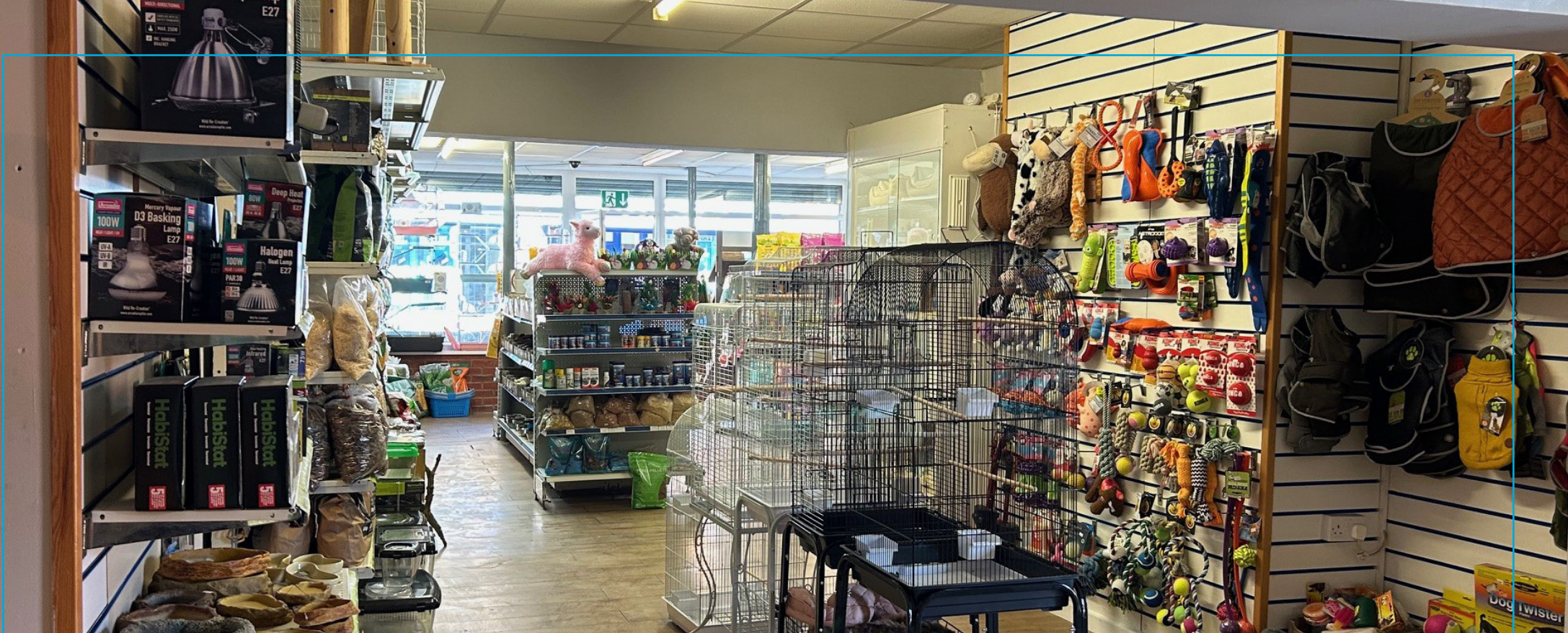




For Sale: 17 High Street (Trading as Dawley Pet Supplies)

Dawley | Telford | TF4 2ET





For Sale - Freehold Commercial Property with the Benefit of an Established Business

Halls Commercial are pleased to offer for sale both a fully fitted pet supplies business and the freehold property at 17 High Street, Dawley. The property comprises of a Total Net Internal Area of approximately 1,550 sqft (143.99 m²), and occupies a highly visible position fronting onto Dawley High Street.

This long established and profitable business is the ideal investment for an ambitious new owner seeking to capitalise on its strong reputation and loyal customer base. Viewing is recommended to fully appreciate the operational setup and the significant future potential of both the business and property.

17 High Street

This well-established pet supplies business operates from a prominently located, two-storey mid-terraced lock-up shop unit, offering both an ideal trading environment and long-term investment potential. The property is fully fitted out with the ground floor providing a welcoming retail area, complemented by welfare facilities for staff and customers. The upper floor offers versatile office and storage space, enhancing the overall operational efficiency of the business.

Externally, the property benefits from a small, secure yard area to the rear, which includes approximately three car parking spaces - ideal for both staff and customers.

Constructed of traditional brickwork under a slate roof and featuring a fully glazed shop front, the full potential of the premises and the business it accommodates can only be fully appreciated through an on-site viewing.



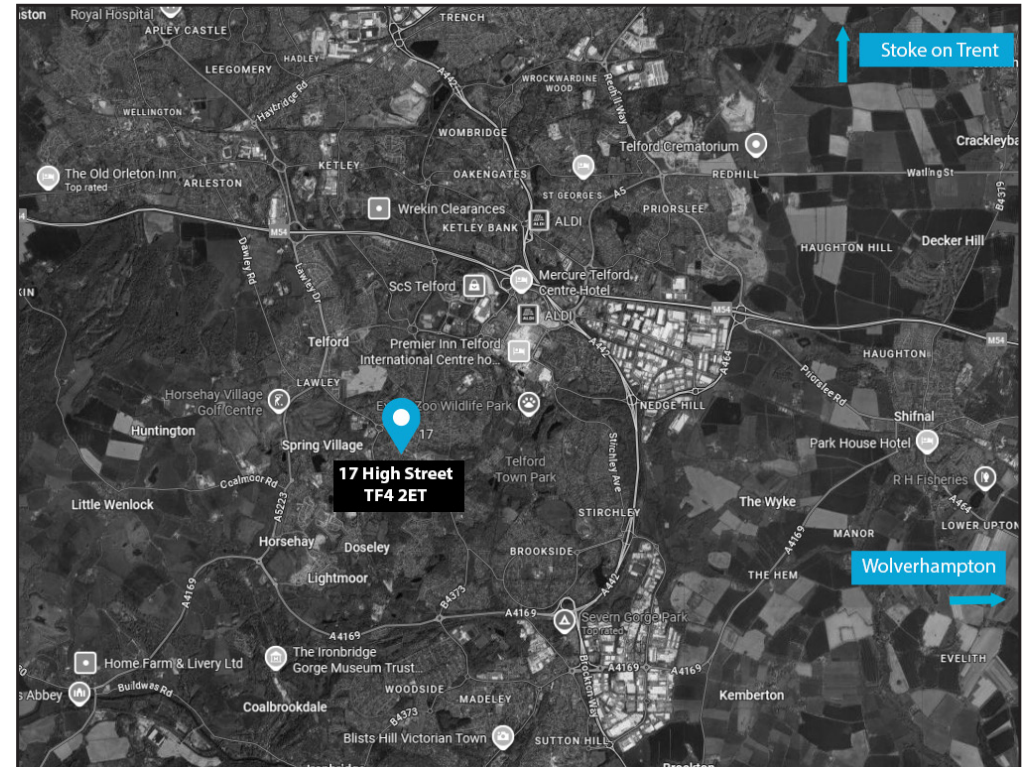
Location

17 High Street is ideally situated in Dawley, Shropshire. The property occupies a prime retail position within the town centre, offering excellent visibility and access to both foot and vehicle traffic.

Key Location Highlights

- The property is in close proximity to established businesses including Bryn Mellyn, Elephant and Castle and Betfred, ensuring strong foot traffic.
- Within walking distance of all town centre facilities, including shops, restaurants and services.
- Close to the main town centre car parks, offering convenience for customers and staff.
- Excellent access to the A442, linking Dawley to nearby towns and the wider West Midlands.

Dawley is well-connected to larger towns such as Telford, just a short drive away, providing access to further commercial and retail opportunities. With its solid local economy and the ongoing development in the surrounding area, this location offers potential for any new business owner or investor.



Accommodation

GROUND FLOOR - SALES AREA

Total Net Internal Floor Area | **1,109 sq ft**

Toilet

FIRST FLOOR

Storage - Total Net Internal Floor Area | **218 sq ft** (20.32 m sq)

Offices - Total Net Internal Floor Area | **173.18 sq ft** (16.09 m sq)

ALL MEASUREMENTS ARE APPROXIMATE



Business Summary

The business provides the opportunity to buy a long-standing business, that is only reluctantly offered for sale due to retirement after 40 years of business ownership. The business known as Dawley Pet Supplies offers a business offering the sale of a variety of small animals/ reptiles for sale and pet supplies and benefiting from a strong client base and reputation.

The opening hours of the business are currently:

Monday: 9.00am to 5.30pm

Tuesday: 9.00am to 5.00pm

Wednesday: 9.00am to 5.30pm

Thursday: 9.00am to 5.30pm

Friday: 9.00am to 5.30pm

Saturday: 9.00am to 5.00pm

Sunday: Closed

Further details are available: <https://www.petsupplies-dawley.co.uk/contact-us/>

The business sale offers the opportunity to acquire a fully fitted out business with significant potential for further growth. Financial information including audited accounts are available from the selling agents upon request. The business is run by the existing proprietor with assistance from employees.



Key Details

Rateable Value

Current Rateable Value = £15,000

Price

The business and property are offered for sale at a price of offers in the region of **£225,000** (Two Hundred and Twenty-Five Thousand Pounds) (Exclusive) plus SAV. The asking price includes all business goodwill and fixtures and fittings.

VAT

Not Applicable. It is understood that the property is not elected for VAT, therefore VAT will not be payable on the sale of the property.

EPC

TBC

Legal Costs

Each party is responsible for their own legal costs in relation to the transaction.

Local Authority

Telford & Wrekin Council
Darby House, Lawn Central
Telford, TF3 4JA



01952 380000



<https://www.telford.gov.uk/>

Tenure

The property is of Freehold Tenure. The property is held under the title number SL29192.

Services

(Services not tested at the time of inspection)
The property is understood to benefit from mains water electricity and drainage.

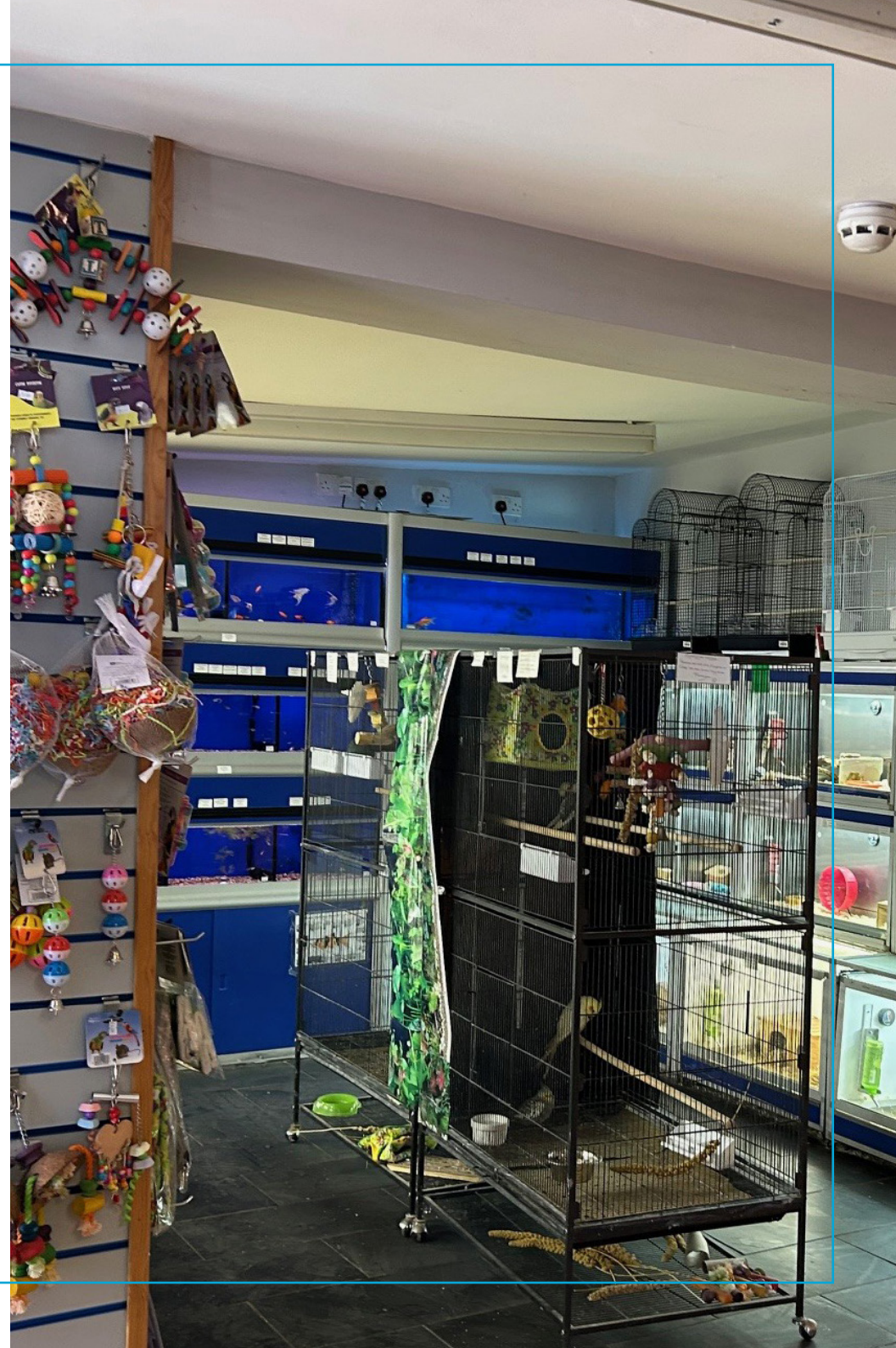
Planning

The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order.

Fixtures and Fittings

A detailed inventory is available from the selling agents upon request.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.




Halls


Viewing is strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:


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 simon.cullupsmith@halls.gb.com

Commercial Department

 01743 450 700

 commercialmarketing@halls.gb.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

