



**FOR SALE - INVESTMENT, RETAIL**  
**45-46 HIGH STREET, BROSELEY, TF12 5EZ**



# PRICE

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

# KEY POINTS

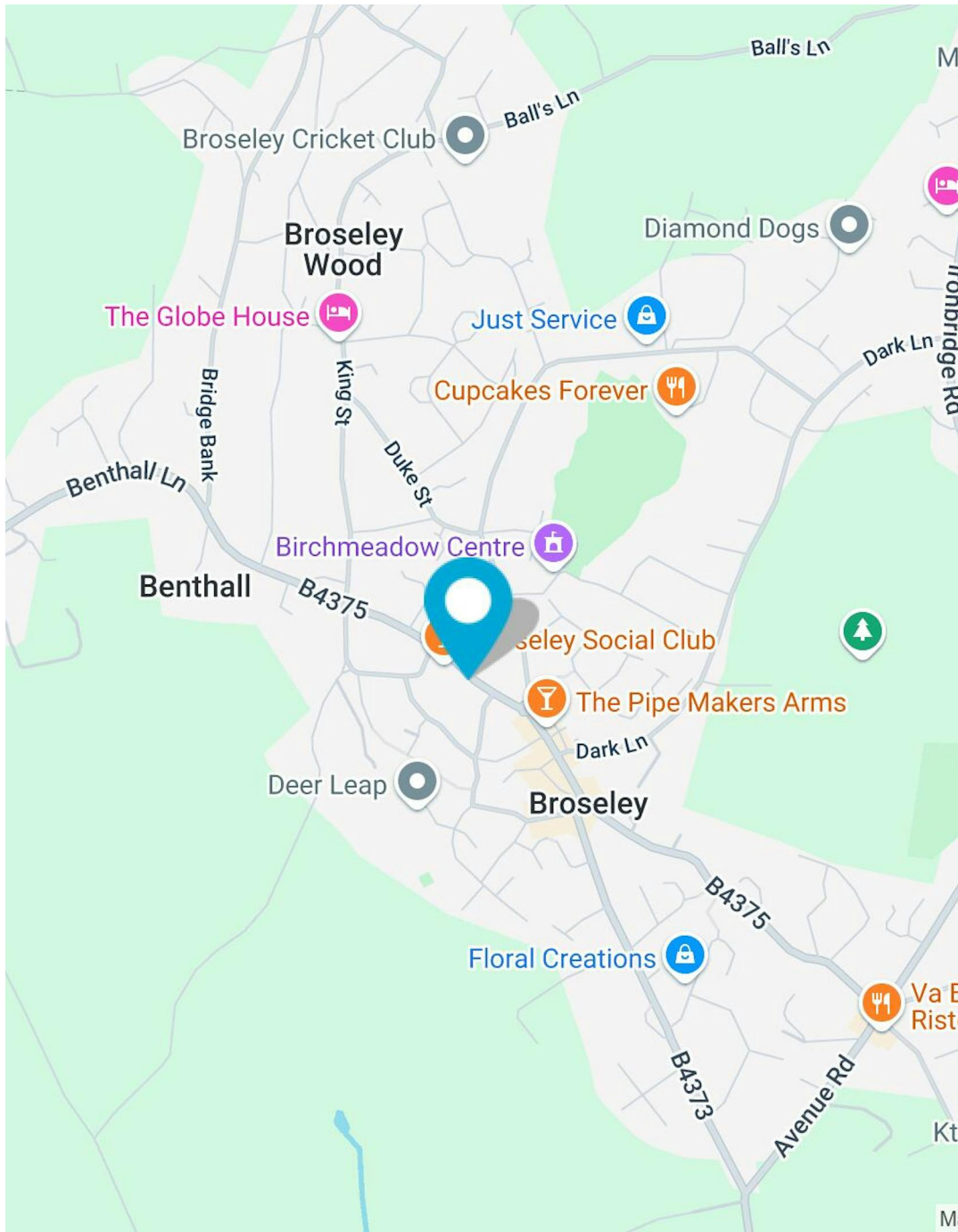
- Retail Investment opportunity
- Prime high street location with strong visibility and footfall
- Showing a Net Initial Yield of 5.85 % (after allowing for normal purchasers costs)
- Close to public car parking and surrounded by local independent businesses
- Offered for sale freehold, subject to the existing occupational tenancies
- Potential for development (STP)



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1,216 SQ FT

01743 450 700



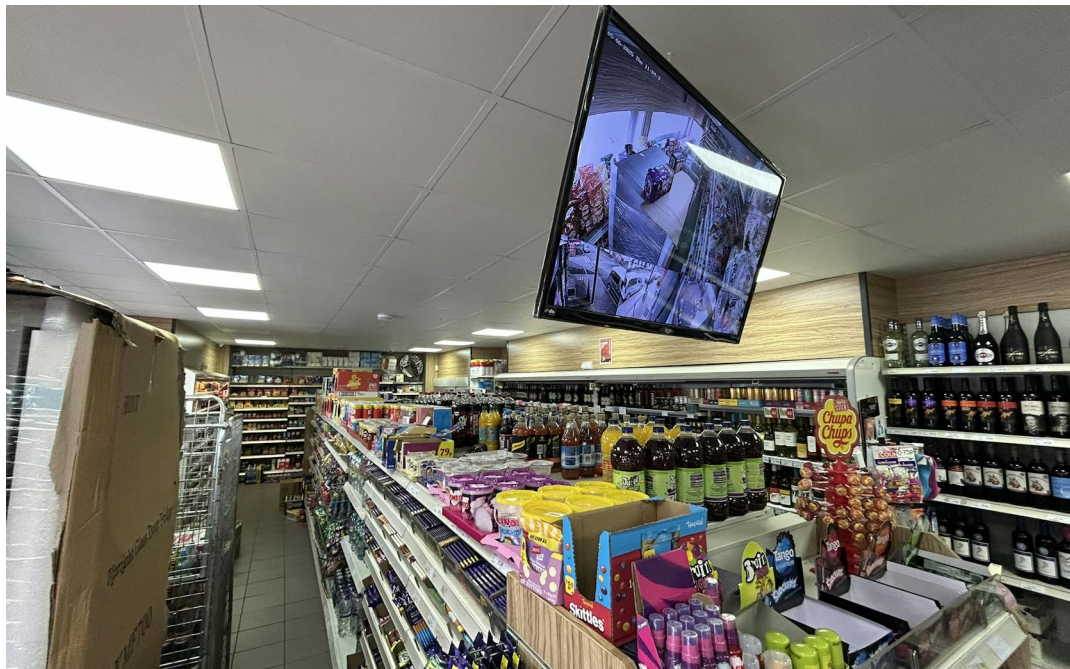
# LOCATION

Prominently situated centrally on Broseley's historic High Street, the property enjoys a strong trading position within this vibrant Shropshire market town. Broseley forms part of the wider Ironbridge Gorge UNESCO World Heritage Site and lies approximately 2.5 miles southwest of Telford, with good road connections via the A442 and A4169. The immediate area features a mix of independent retailers, cafés, professional services, and period residential properties. Ample public car parking is available nearby, with Broseley attracting both local shoppers and heritage tourism.

# ACCOMMODATION

NAME	SQ FT	SQ M
Ground - Sales Area	778	72.28
Ground - Store	152	14.12
Ground - Rear Store	209	19.42
Ground - Kitchen	38	3.53
Ground - Welfare	39	3.62
Total	1,216	112.97





## DESCRIPTION

45-46 High Street offers an excellent opportunity to acquire a prominently positioned retail investment premises within the heart of Broseley town centre. The property comprises a ground floor lock-up shop extending to approximately 1216 sq ft (112.97 sq m), suitable for a range of retail or commercial uses (STP). Benefiting from a full-width glazed frontage, the unit enjoys strong visibility and footfall from passing trade. Internally, the space offers an open-plan retail area with ancillary storage and staff facilities.



## PLANNING

The property currently falls within Use Class E under the Town and Country Planning (Use Classes) Order 1987.

## SERVICES

Not tested at inspection.  
We understand that the property is connected to mains electricity and water.

## TENURE

The property is offered as a Freehold sale, subject to the existing occupational tenancies.

Lease dated 30th November 2023, between Pradipsinh Narendrasinh Dodiya & Jaspreet Kaur and Leel Salinda Ketawalage.  
Term: 20 years from 30th November 2023

Lease details are available upon request.

## LOCAL AUTHORITY

Guildhall,  
Frankwell Quay,  
Shrewsbury,  
SY3 8HQ.

## ANTI-MONEY LAUNDERING (AML)

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.

## PRICE

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

## VAT

Applicable. Sale as proposed to proceed as TOGC (Transfer of Ongoing Concern)

## RATES

We have made online enquiries to the local authority and were advised as follows:  
Rateable Value: £15,750  
Rates Payable: £7,859.25 per annum

## LEGAL COSTS

Each party to bear their own costs

## EPC

C (68)

## CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

SIMON CULLUP-SMITH

01743 450700

simon.cullupsmith@halls.gb.com



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