

**RETAIL TO LET/FOR SALE**  
**£12,500 PA / £200,000**

**TSR**  
TOWLER SHAW ROBERTS

## **HIGH STREET RETAIL PREMISES WITH RESIDENTIAL ACCOMMODATION**



**45 HIGH STREET**  
**BROSELEY**  
**TELFORD**  
**SHROPSHIRE**  
**TF12 5EZ**

- Retail premises comprising approximately 900 sqft (84sqm).
- Benefitting from a prominent frontage onto Broseley High Street, with yard off having vehicular access.
- Suitable for various uses (Subject to Planning).
- Fully fitted Convenience Retail Outlet.
- Residential Element.
- Available to let on a new lease at £12,500 per annum or for the Freehold £200,000.
- Storage space, yard and residential accommodation.
- EPC Rating – D93.

**Call 01952 210222**

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

The property is located on the main High Street, Broseley Centre, Telford, a delightful urban village which lies accessible to Telford and Bridgnorth and with a mix of retail and leisure facilities this historic town is a hidden gem in the County of Shropshire. The River Severn flows to the North and East of the Town with the famous Telford bridge linking Broseley with Ironbridge.

## Description

The property comprises a recently refurbished and refitted ground floor retail unit formerly used as a convenience store, to include the gondola shelving and an array of wall fitted chiller cabinets and freezer units. Off the retail area is lobby leading to a good-sized stock room with outside access to a rear yard and a residential area comprising a bedsit, lounge with shower room with wash hand basin and WC and a separate fitted kitchen. The unit is alarmed and has electrically operated internal steel roller shutter.

## Accommodation

Approximate Measurements:

|                             |                     |
|-----------------------------|---------------------|
| Retail Area                 | 806 sqft (74.87sqm) |
| Stock Room                  | 150 sqft (13.93sqm) |
| <u>Residential Area</u>     |                     |
| Bedsit/Lounge               | 250 sqft (23.22sqm) |
| Shower/WC and kitchen areas |                     |

## Rent

The property is available to let on a new lease at a commencing rent of £12,500 per annum and for the freehold £200,000.

## Services (Not checked or tested)

We are advised that the mains water, electricity and drainage are available and connected, however interested parties are advised to check the position with their advisors/contractor.

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Shop and Premises  
Rateable Value – £16,500

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.



For Reference Only

Scale: Not to Scale

## Planning

We understand that the property has consent for general retail purposes within class A1 of the Town and Country Planning (Use Classes) order.

## Energy Performance Rating

Energy Performance Asset Rating: D93

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the letting.

## VAT

We understand that the landlord has not elected to charge VAT on the rent. All other costs/prices are subject to VAT at the prevailing rate if applicable.

## Viewing

Strictly by prior appointment with the Sole Letting Agents Towler Shaw Roberts LLP, Unit 8, Hollinswood Court, Stafford Court, Telford, Shropshire, TF3 3BD. Tel: 01952 210222.

## Local Authority

Telford and Wrekin Council, Civic Offices, Telford, Shropshire, TF3 4LD. Tel: 01952 380000.

08.03.17

**Unit 8, Hollinswood Court**  
**Stafford Court, Telford, Shropshire TF3 3DE**  
**Tel: 01952 210222 Fax: 01952 210219**

Also at  
**TSR House**  
**Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA**  
**Tel: 01743 243900 Fax: 01743 243999**

Also at  
**4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA**  
**Tel: 01902 421216 Fax: 01902 426234**

Towler Shaw Roberts is a Limited Liability Partnership Registered in England and Wales No. OC30592-4

### Consumer Protection From Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that:

- (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and
- (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.