

# TO LET

# TSR

TOWLER SHAW ROBERTS

## DETACHED STORAGE BUILDING IN CENTRAL TOWN LOCATION



**No. 2  
KING STREET  
DAWLEY  
TELFORD  
TF4 2HD**

- Detached two storey storage building extending in total to approx. 518 sqft (48.10 sqm) with one car parking space.
- Conveniently located a short distance from Dawley High Street.
- Suitable for storage or potential office use (subject to planning)
- Available to let on a new lease. Rent: **£5,750** per annum exclusive

## Call 01743 243900

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

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

The property is well situated in the heart of Dawley Town Centre, close to the main retail centre with two free of charge long stay public car parks nearby.

Dawley is a popular and busy District Centre of Telford with a long history, being situated approximately 2 miles south of Telford Town Centre with convenient access to the main road networks.

## Description

The property comprises a two storey former cottage extending in total to approximately 518 sqft (48.10 sqm) and is currently for storage purposes, however it offers potential for offices or similar uses (subject to planning).

The premises has the benefit of one space within the adjoining car park.

Given the location of this property, it would be well suited for supplementary use to the offices at 66 High Street, Dawley. Please see our website/Rightmove for further details.

## Accommodation

	Sqft	Sqm
Ground Floor	234	21.70
First Floor	284	26.40
<b>Total</b>	<b>518</b>	<b>48.10</b>

## Services (Not Checked or Tested)

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

## Tenure

The property is available To Let on a new Lease on a Tenant's full repairing and insuring basis on terms to be agreed

## Rent

**£5,200** per annum exclusive.

## Business Rates

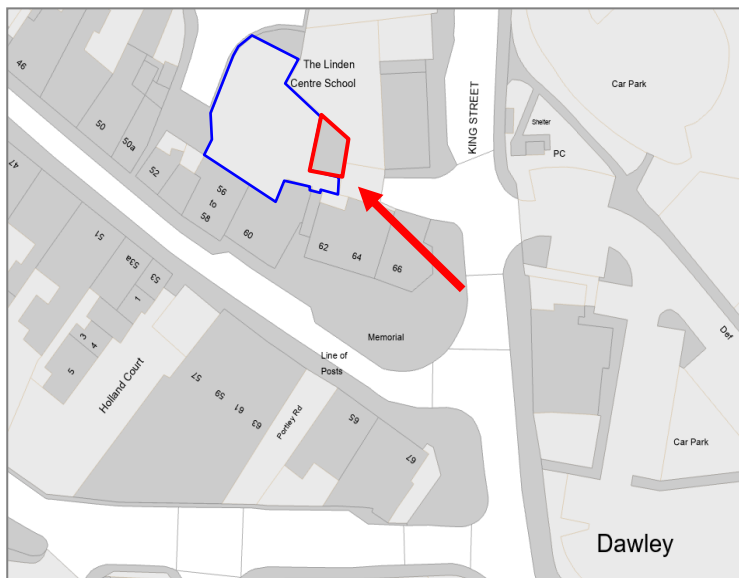
At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Offices and premises  
Rateable Value – £4,300

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.

## Energy Performance Rating

Energy Performance Asset Rating: D (99)



For Reference purpose only

Scale: Not to Scale

## Planning

Prospective Tenants are advised to make their own enquiries to the Local Authority regarding their intended use.

## Local Authority

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

## Legal Costs

Each party will be responsible for their own legal costs in connection with the grant of the Lease.

## 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 this present time however retains the right to do so in future.

## Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

## Viewing

Strictly by prior appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, SY3 7FA. TEL: 01743 243900.

September 2021

## TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA  
Tel: 01743 243900 Fax: 01743 243999

Also at

4 Tettenthall Road, Wolverhampton, West Midlands, WV1 4SA  
Tel: 01902 421216 Fax: 01902 426234

Also at

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

## Importance Notice

"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."