

**TO LET
(MAY SELL)**

TSR
TOWLER SHAW ROBERTS

PROMINENT THREE STOREY OFFICE BUILDING IN CENTRAL TOWN LOCATION



**No. 66
HIGH STREET
DAWLEY
TELFORD
TF4 2HD**

- Substantial three storey office building extending in total to approx. 3,111 sqft (288.98 sqm) .
- Occupying a prominent High Street position close to a number of local and national retailers including Co-op, Lloyds Pharmacy and Corals.
- Well-appointed accommodation providing offices and meeting rooms with kitchenette and separate toilet facilities.
- Available to let on a new lease. Rent: **£10,000** per annum exclusive.
- A sale of the property may also be considered.
- Detached rear storage building available by separate negotiation.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property occupies a prominent High Street position in the heart of Dawley Town Centre, close to a number of local and national retailers including Lloyds Pharmacy, Corals and Co-op with two free of charge long stay public car parks also 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

Formerly a high street Bank, this substantial three storey office building extends in total to approximately 3,111 sqft (288.98 sqm) comprising a range of cellular offices, separate meeting rooms, kitchenette and staff toilet facilities.

The accommodation includes an attractive ground floor reception and office area and has the benefit of carpeted floors, part LED lighting with gas fired radiator and electric storage heating throughout.

There is a detached storage building at the rear available by separate negotiation.

Accommodation

	Sqft	Sqm
Ground Floor		
Reception	631	58.59
Meeting Room	128	11.89
First Floor		
Four Office Rooms	894	83.07
Meeting Room	121	11.23
Kitchenette	45	4.16
Second Floor		
Four Office Rooms	1,004	93.26
Basement		
Three Storage Rooms	288	26.78
Total	3,111	288.98

Services (Not Checked or Tested)

Mains water, electricity, gas and drainage services are understood to be connected or available 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.

A sale of the property may also be considered.

Rent

£10,000 per annum exclusive.

Energy Performance Rating

Energy Performance Asset Rating: E (112)



For Reference purpose only

Scale: Not to Scale

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 – Offices and premises

Rateable Value – £20,000

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

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

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 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 2022/ Amended May 2023/ September 2023

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."

TSR House

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

Also at

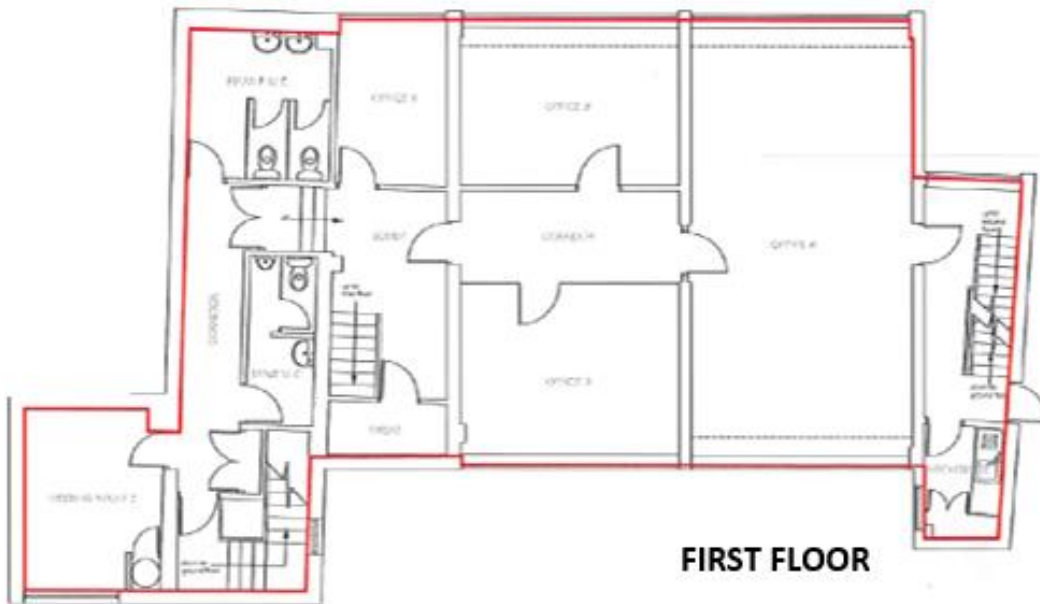
4 Tettenthal Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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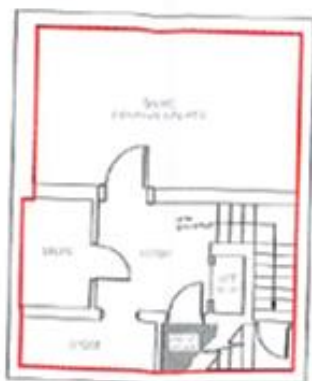
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219



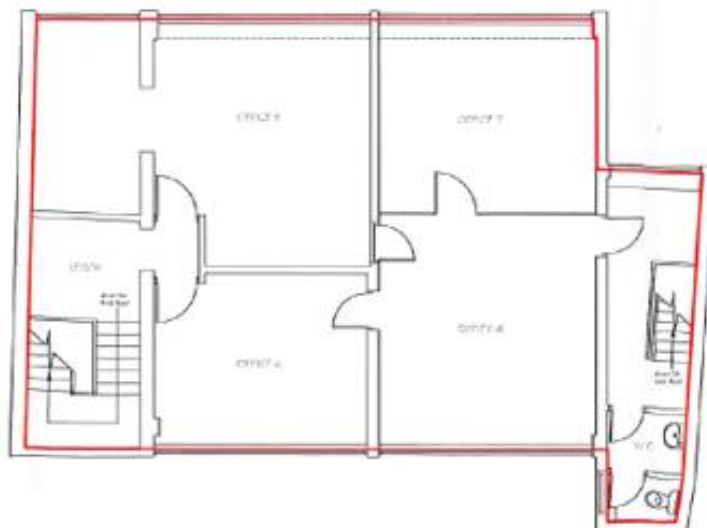
GROUND FLOOR



FIRST FLOOR



BASEMENT



SECOND FLOOR