butters john bee bjb
commercial



56 High Street

Dawley, Telford, TF4 2EX

RICS® Regulated by RICS

678.00 sq ft

£7,000 Per Annum

Prominent High Street retail premises situated in Dawley, Telford having a double frontage providing light and airy space at ground floor level. Stairs within lead up to the first floor where there are two offices/store rooms. Available to let or for sale!







Description
Recently redecorated double fronted shop premises situated on the High Street in Dawley with parking available within 10 metres of the property. Viewing highly recommended.

Location
Dawley High Street is a one way street with occupiers including Tesco Express and a variety of takeaways, restaurants, barbers, dentist and optician. The parish of Dawley has a recorded population of 12,134 from the 2021 census, whilst the larger town of Telford located approximately 3 miles away has a recorded population of 156,896 from the 2021 census.

Accommodation
Ground Floor: 339 Sq ft (31.49 Sq m)
First Floor Room 1: 205 Sq ft (19.00 Sq m)
First Floor Room 2: 134 Sq ft (12.45 Sq m)
Total NIA: 678 Sq ft (62.98 Sq m)

Services
Electric and Water are connected to the property. The tenant is to pay for utilities direct to the landlord.

Planning
Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating
**** ZERO RATES ELIGIBLE *****

The VOA website advises the rateable value from 1st April 2026 is £10,560.

The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure
A new lease for a minimum term of 12 months or more, or available freehold at an asking price of £110,000.

Credit Check
On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

VAT
Vat is NOT applicable to this property.

Viewing
Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ. Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.