



JOHNSON FELLOWS

CHARTERED SURVEYORS

Bridgnorth, 38 High Street, WV16 4DB

Retail Premises - Leasehold



LOCATION

Bridgnorth is situated within Shropshire approximately 14 miles south east of Telford and 15 miles to the west of Wolverhampton.

The subject premises are situated within the prime retailing pitch of the High Street directly adjacent to **M&Co** and **Blue Cross** with other multiple retailers in near proximity including **Edinburgh Woollen Mill**, **WH Smith**, **Fat Face**, **Boots**, and **Costa Coffee**.

ACCOMMODATION

The Landlord proposes to extend the unit to provide the following: -

| | | |
|--------------------|-----------|-----------|
| Ground Floor Sales | 75.6 sq m | 814 sq ft |
|--------------------|-----------|-----------|

TENURE

The property is available by way of a new lease for a term of years to be agreed.

RENT

£33,750 per annum exclusive.

RATES

We understand that the property is currently listed within the Valuation Office Agencies ratings list but this will need to be reassessed following completion of the extension works by the Landlord.



Current Rateable Value (for information purposes) £15,250

Interested parties should verify this information with the local rating authority.

EPC RATING

F142 (this should alter following completion of the Landlords extension works).

LEGAL COSTS

Each party will be responsible for their own legal costs.

TIMING

Possession is available upon completion of legal formalities and vacant possession.

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

Iain Mills

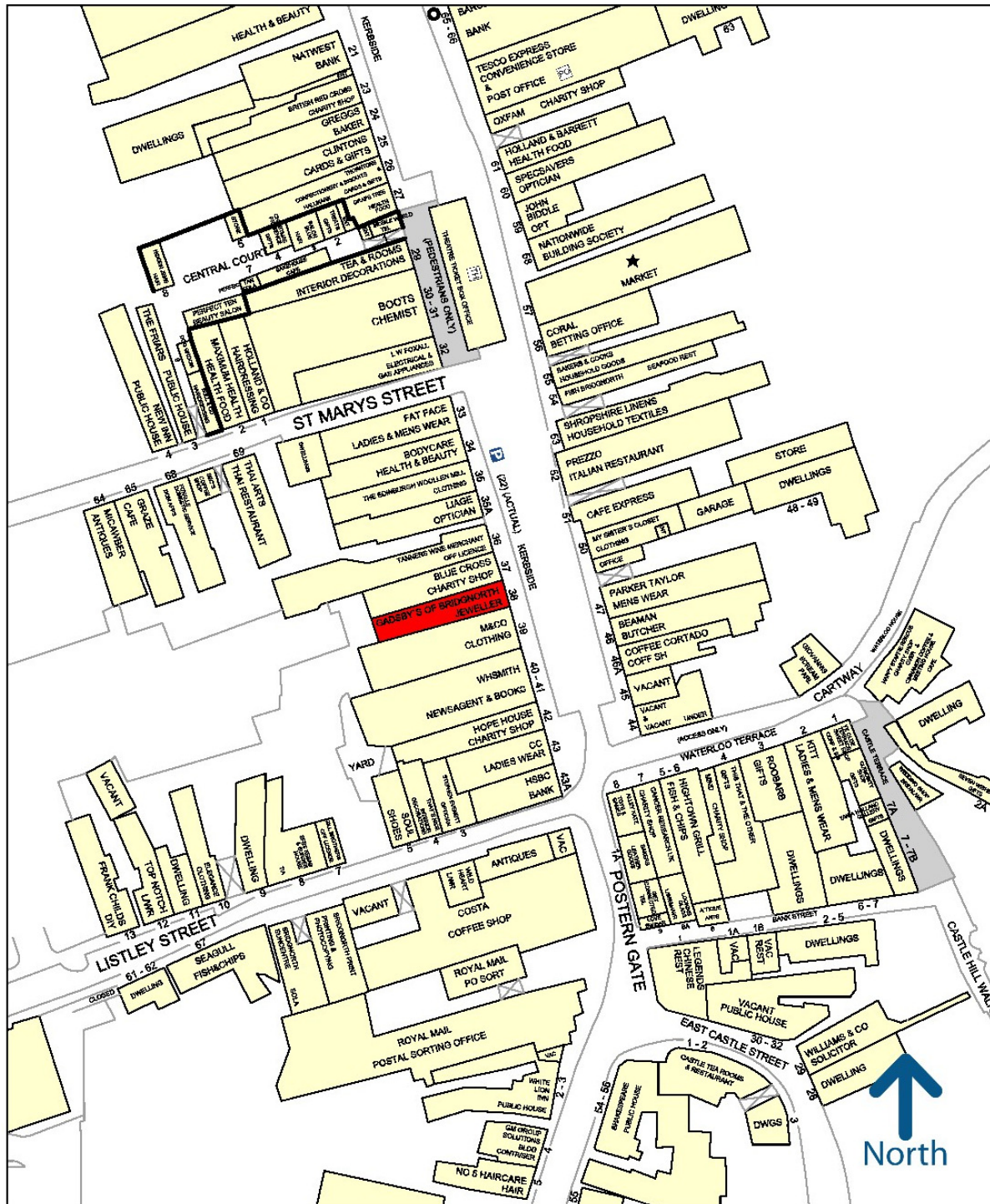
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50 metres

Experian Goad Plan Created: 08/05/2018
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