



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Bridgnorth, 21 High Street, WV16 4BF

Retail Premises – Leasehold



### LOCATION

Bridgnorth is a popular and affluent market town in Shropshire situated 15 miles south west of Wolverhampton and 35 miles east of Shrewsbury. The property occupies a prime position on the High Street with nearby occupiers including a mix of national retailers and boutique independent occupiers including **Superdrug, Fat Face, M&Co, Costa Coffee, Holland & Barrett** and **Clintons Cards**. The property is a Grade II listed building and provides extensive retail accommodation across the ground floor with basement stores.

### ACCOMMODATION

Ground Floor Sales	170.56 sq m	1,836 sq ft
Basement	not measured	

### RENT

£52,500 per annum exclusive payable quarterly in advance on the standard quarter dates.

### TENURE

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

### RATES

The information supplied by the Valuation Office Agency is as follows:

Rateable Value	£38,000
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We understand that following the separation of the upper floors this will alter the rateable value and interested parties are advised to make their own enquiries with the local authority.

### PLANNING

The property currently has the benefit of A2 Financial Planning Services consent but would appear suitable for A1 (retail) A3 (cafes and restaurants) and possibly A4 (drinking establishments). Uses subject to planning permission being obtained.

### EPC

C62

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### TIMING

The property is available immediately upon completion of legal formalities.

### VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337 to arrange a viewing. Or via the joint agents GVA – (0121) 6098588

### CONTACT

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50 metres

ExperiAn Goad Plan Created: 14/01/2019  
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