

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

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

Iain Mills

Email: iain.mills@johnsonfellows.co.uk

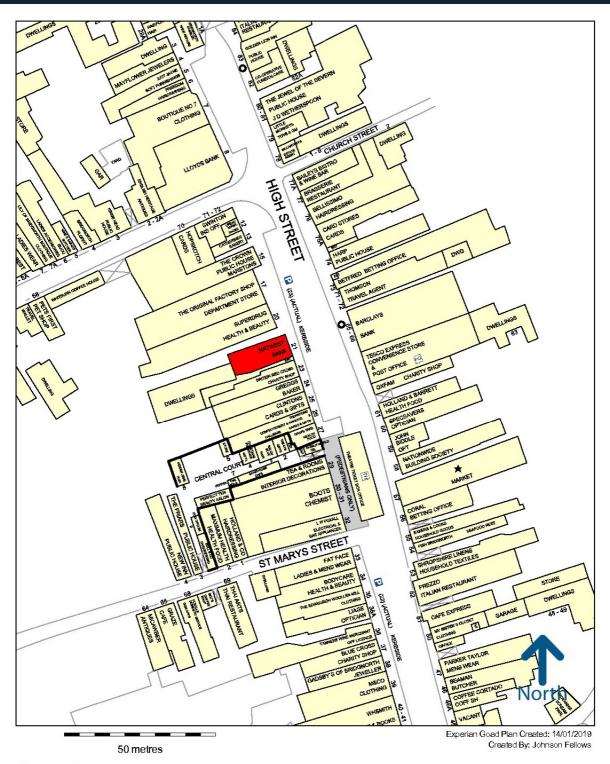


johnsonfellows.co.uk



JOHNSON FELLOWS

CHARTERED SURVEYORS





Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019985

For more information on our products and services: w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



johnsonfellows.co.uk