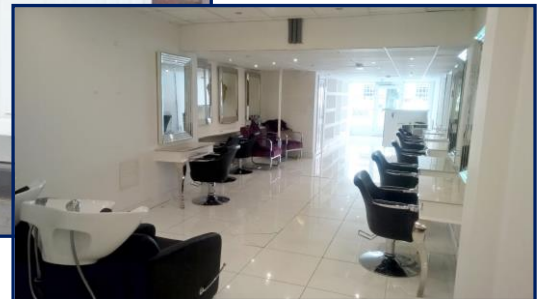


TO LET

TSR

TOWLER SHAW ROBERTS

ATTRACTIVE GROUND FLOOR RETAIL PREMISES IN POPULAR MARKET AND TOURIST TOWN LOCATION



**6 HIGH STREET
BRIDGNORTH
SHROPSHIRE
WV16 4DS**

- Attractive Grade II Listed ground floor retail premises extending in total to approx. 794 sqft (73.8 sqm)
- Accommodation comprising an open plan, contemporary styled retail sales area with attractive glazed frontage, internal storage and staff facilities.
- Occupying a prominent Town Centre location situated amongst other occupiers including: Lloyds Bank and The Cooperative Funeral Care with Boots Opticians and FatFace Clothing nearby.
- Available To Let on a new Lease. Rent: **£16,500** per annum exclusive

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a prominent location fronting the main High Street, situated amongst a mix of local and national retailers within walking distance of the main public car parks.

Bridgnorth is a popular and busy Market Town and tourist centre serving a wide catchment area being situated approximately 20 miles south east of Shrewsbury on the A458 and 15 miles west of Wolverhampton via the A454.

Description

The premises occupy the ground floor of this charming three storey Grade II Listed building of traditional brick construction providing contemporary styled accommodation extending to approx. 794 sqft (73.8 sqm).

The premises boast a modern, open plan retail area with attractive glazed frontage, tiled flooring, suspended ceiling with inset spot lighting and radiator central heating together with internal storage and staff facilities.

Accommodation

	SQM	SQFT
Main retail area	58.43	629
Treatment/storage room	6.22	67
Kitchenette <i>incl. cupboard</i>	9.15	98
TOTAL	73.8	794

Services (Not checked or tested)

We understand mains water, electricity and drainage services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The property is available To Let on a new Tenant's internal repairing and insuring basis for a term of 3 years or multiples thereof, subject to a 3 yearly upward only rent reviews.

Rent

£16,500 per annum exclusive payable quarterly in advance.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Shop
Rateable Value - £17,500

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.



For Reference Only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Asset Rating: D (77)

Planning

We understand that the property has the benefit of planning permission for use as a retail shop within Class A1 of the Town and Country Planning (Use Classes) Order 1987. We understand the property is a Grade II Listed Building and is located within the Bridgnorth Town Conservation Area. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. TEL: 0345 678 9000.

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in respect of the transaction.

VAT

All costs / prices are exclusive of but subject to VAT if applicable.

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.

July 2019

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Consumer Protection from Unfair Trading Regulations 2008

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