

TO LET
Due To Relocation

TSR
TOWLER SHAW ROBERTS

**ATTRACTIVE GROUND FLOOR RETAIL UNIT IN
PRIME TOWN CENTRE LOCATION**



36 HIGH STREET
BRIDGNORTH
SHROPSHIRE
WV16 4DB

- Well-appointed ground floor retail unit extending to approx. 508 sqft (47.16 sqm)
- Forming part this attractive 3- storey Grade II* Listed building boasting a large glazed display frontage with open plan retail accommodation.
- Occupying a prime town centre location situated amongst other occupiers including: Tanners Wine, WH Smiths, Boots and M&Co.
- Considered suitable for a variety of uses, subject to planning.
- Available To Let on a new Lease. Rent: **£15,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property occupies a prime town centre location fronting the main High Street, situated amongst a mix of local and national retailers within walking distance of the main public car parks. Occupiers in the immediate vicinity include Tanners Wines, WH Smith, Boots and M & Co.

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 ground floor premises form part of an attractive 3-storey Grade II* Listed building of traditional brick and timber frame construction. The premises currently operate as an optician and provides a spacious and versatile open plan retail area with large glazed display frontage, having separate consulting room, kitchen and integral wc facility extending in total to approximately 508 sqft (47.16sqm)

The premises are considered suitable for a variety of retail uses, subject to planning.

Accommodation

	Sqft	Sqm
Retail/Sales Area	303	28.11
Consulting Room	120	11.16
Kitchen with integral WC	85	7.89
Total	508	47.16

Services (Not Checked or Tested)

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

Tenure

The property is available To Let on a new Lease on a Tenant's apportioned full repairing and insuring basis for a minimum term of 5 years or multiples thereof subject to five yearly upward only rent reviews.

Rent

£15,000 per annum exclusive, payable monthly 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 and Premises
Rateable Value – £18,000.00

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 purpose only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Asset Rating: C 74

Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

The property is a Grade II* Listed Building and located within the Bridgnorth Town Conservation area.

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. We are advised the Landlord has not elected to charge VAT on the property at the present time.

Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

Viewing

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

July 2022

TSR House

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Also at

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Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

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Important Information

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