

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 Trespass, WH Smith, Fat Face, Boots, and Costa Coffee.

ACCOMMODATION

The property will be fully extended and refurbished in early 2023.

Following completion of the extension the property will comprise the following:

Ground Floor Sales	79.15 sq m	852 sq ft
Rear Ancillary Storage	36.79 sq ft	396 sq ft

Floor plans/elevations of the proposed redevelopment works are available upon application.

TENURE

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

RENT

On application.

RATES

We understand that the property is currently listed within the Valuation Office Agencies ratings list as follows:

Rateable Value £12,250

The rateable value will need to be reassessed following the completion of the Landlords extension and refurbishment works which will increase the rateable value.

EPC

The current EPC rating is to be reassessed following completion of the extension works.

LEGAL COSTS

Each party will be responsible for their own legal costs.

TIMING

Possession is available upon completion of legal formalities and completion of the proposed development works in early 2023

VIEWING

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

CONTACT

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Experian Goad Plan Created: 15/12/2022
Created By: Johnson Fellows



50 metres

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