



Picton Jones & Co

0121 643 3232

**TO LET**  
**SHOP AND PREMISES**  
**25 HIGH STREET**  
**BRIDGNORTH**



**SITUATION/LOCATION**

Bridgnorth is an Historic Market Town and Popular Tourist Destination located approximately 14 miles South of Telford, 14 miles West of Wolverhampton and 29 miles West of Birmingham.

The Town has good logistics with the A442 connecting the Town to Telford to the North and Kidderminster to the South, the A458 providing direct access to Shrewsbury 21 Miles to the North and the A454 linking the Town to Wolverhampton. In addition, the A442 provides direct access to the M54 at Junction 4, Telford and the A458 connects to the M5 at Junction 3, 24 Miles to the East.

Bridgnorth has a District Population of circa 55,000 persons. The relative affluence of the population is shown by the Mosaic Consumer Classifications which highlights above average representations of persons classed as " Symbols of Success", 12.23% and Suburban Comfort, 22.86%, against National Averages of 9.7 and 14.69% respectively.

The Property is located in Prime Pitch on the Western Side of High Street with adjoining and nearby Retailers including Boots, Fat Face, Superdrug, W H Smiths, Greggs, etc, as per the Pitch Plan over.

Other nearby occupiers include M&Co, Holland & Barrett, Specsavers, Original Factory Shop, etc.

**DESCRIPTION / ACCOMMODATION**

Currently occupied by Clintons (in admin) the Premises were Fully Refurbished / Extended prior to their occupation and the Ground Floor Sales Areas can be further extended if required.

The Unit is arranged on Ground, Basement, First and Second Floor Levels with the following approximate areas and dimensions namely:-

- PRIME TRADING LOCATION
- REFURBISHED ACCOMMODATION
- NEW LEASE
- FULLY FITTED – READY TO TRADE

Gross Frontage	18' 0"
Internal Width	16' 2"
Shop Depth	67' 7"
Sales Area	1,030 sq ft
Rear Ancillary	260 sq ft
Basement	920 sq ft
First Floor	741 sq ft
Second Floor	604 sq ft

**TENURE / RENTAL**

The Premises are to be made available by way of a New Lease for a Term to be agreed on effective FR&I Terms, subject to a 5 year Rent Review Pattern at a Commencing Rental of £45,000 p.a.x, Plus VAT

**RATEABLE ASSESSMENT:**

We are verbally advised that the premises have a Rateable Value of £27,500.00 with rates payable for 2020/2021 of £13,502.50.

A 12 month business rates holiday for all 'eligible' Retail and Leisure Businesses will be applicable from 1<sup>st</sup> April 2020. For enquiries and to verify this, please contact the Local Authority

**LEGAL COSTS:**

Each Party to be responsible for all legal costs associated with the transaction.

**VIEWING:**

**STRICTLY BY APPOINTMENT** with the Sole Retained Agents. Contact Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/05/2020.).

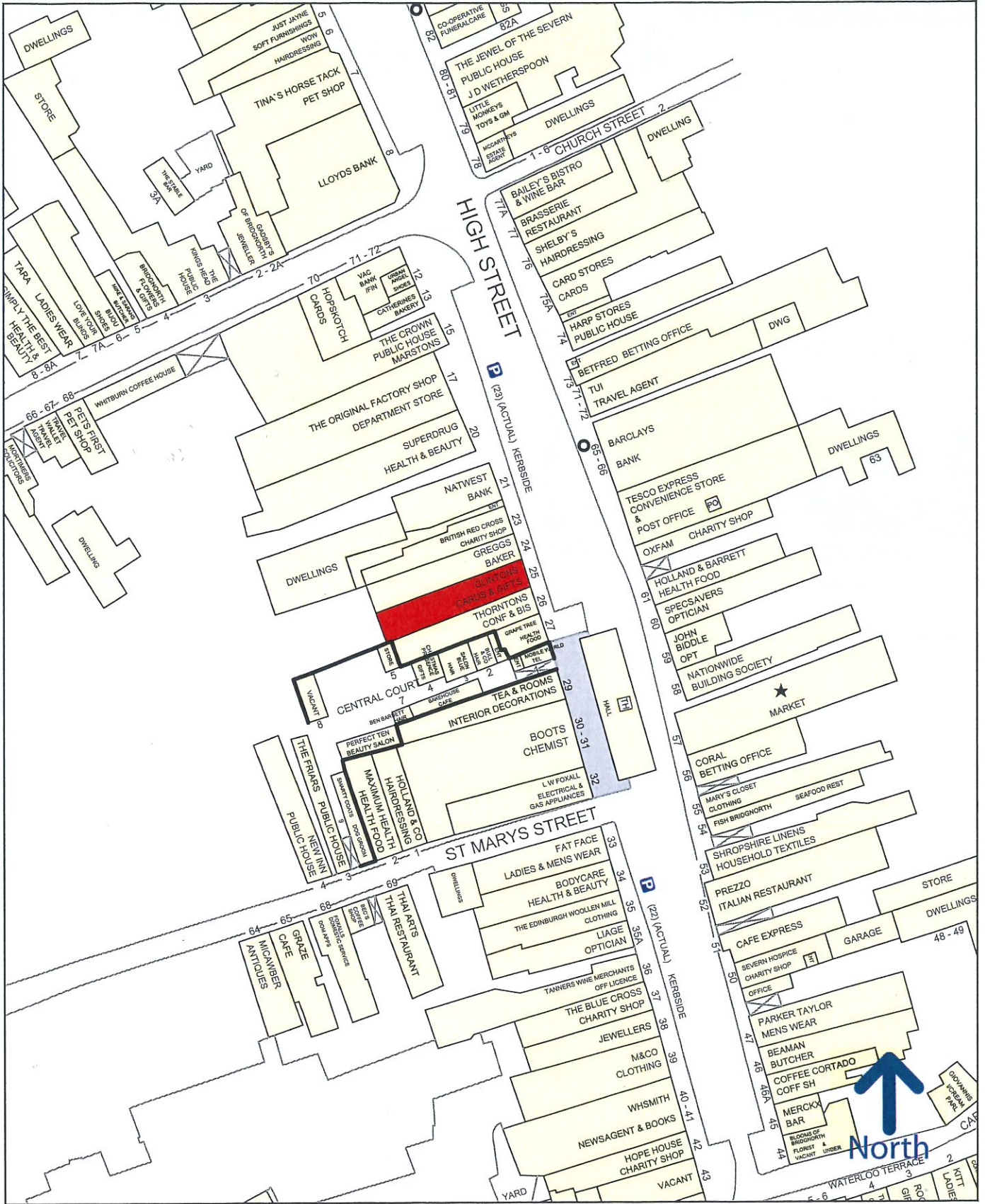
**SUBJECT TO CONTRACT**

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property.



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50 metres

Experian Goad Plan Created: 02/07/2020  
 Created By: Picton Jones



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