



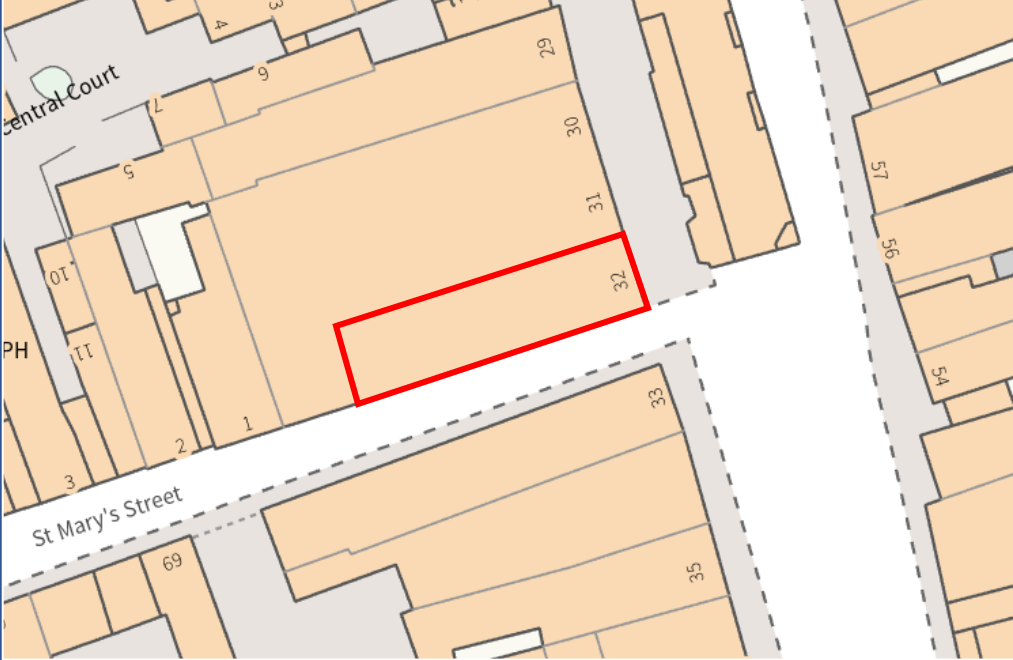
FOR SALE

**SUBSTANTIAL TOWN CENTRE RETAIL/DEVELOPMENT
OPPORTUNITY OCCUPYING A PRIME LOCATION**

32 High Street
Bridgnorth
Shropshire
WV16 4DF

EXECUTIVE SUMMARY

- Substantial Grade II listed 3 storey commercial property comprising ground floor retail accommodation with additional storage and retail/business space on the upper floors, extending in total to approx. 3,880 sqft. (360.45 sqm).
- Well-arranged flexible accommodation suitable for a variety of uses including residential conversion on the upper floors or subdivision of the building to create separate self-contained properties, subject to planning.
- Occupying a sought-after town centre location on the High Street of Bridgnorth, located opposite the Town Hall and close to a number of national occupiers including: Boots Pharmacy, FATFACE, Trespass and Holland & Barrett.
- Offers in the region of **£395,000** are invited for the freehold interest with the benefit of vacant possession on completion.



LOCATION

The property occupies a prominent location fronting the main High Street, situated amongst a mix of local and national retailers including Boots Pharmacy, FATFACE, Trespass and Holland & Barrett. The property is within a short walking distance of the main public car park with on-street parking also available in High Street, itself.

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 property comprises a substantial Grade II listed commercial building extending in total to approx. 3,880 sqft. (360.45 sqm) being arranged over three floors and basement.

The ground floor comprises open plan retail accommodation with rear sales and ancillary storage and benefitting from further basement storage with access via goods lift. The upper floors provide further spacious storage and office accommodation, together with WCs and staff welfare facilities.

Given the proportions and flexibility of the accommodation, the property lends itself suitable for a variety of retail and commercial uses whilst also offering the opportunity for residential conversion of the upper floors or separate self-contained properties, subject to planning.



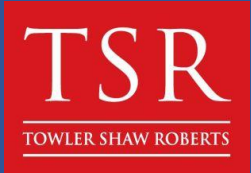
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01743 243900



Shrewsbury@tsrsurveyors.co.uk



ACCOMMODATION

Description	Sqft	Sqm
Basement		
Stores 1	216	20.05
Stores 2	161	14.99
Stores 3	203	18.83
Stores 4	203	18.87
Ground Floor		
Sales Area	812	75.44
Rear Sales	169	15.68
Rear Stores 1	140	12.98
Rear Stores 2	147	13.64
First Floor		
Landing Area	263	24.46
Front Office	255	23.69
Middle Storage	301	27.94
Rear Kitchenette	134	12.40
Second Floor		
Front Storage 1	142	13.16
Front Storage 2	126	11.75
Middle Storage	297	27.6
Rear Storage	312	28.97
Total	3,880	360.45

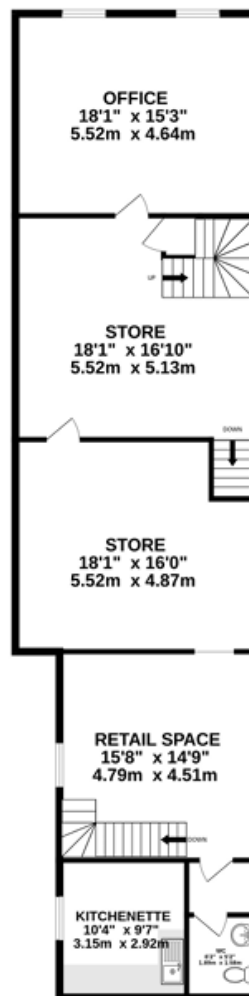
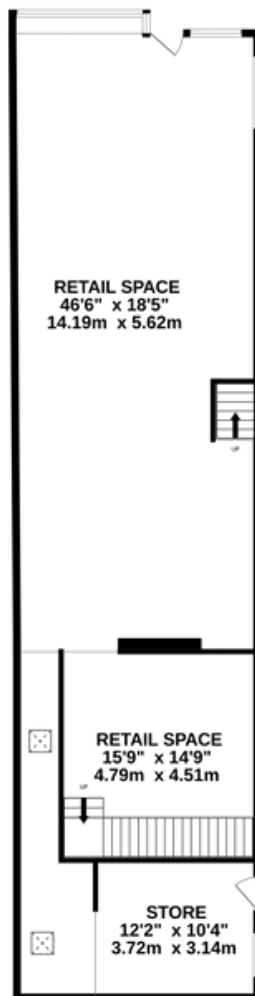
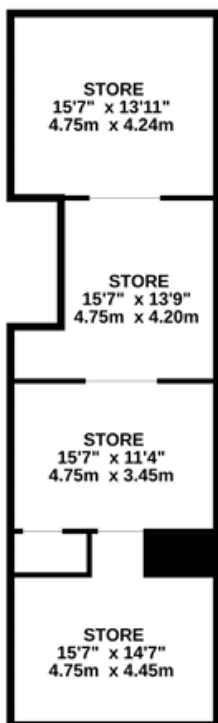


CELLAR
780 sq ft. (72.4 sq.m.) approx.

GROUND FLOOR
1332 sq ft. (123.7 sq.m.) approx.

1ST FLOOR
1254 sq ft. (116.5 sq.m.) approx.

2ND FLOOR
863 sq ft. (80.2 sq.m.) approx.



32 HIGH STREET, WV16 4DF

TOTAL FLOOR AREA : 4229 sq.ft. (392.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GUIDE PRICE

Offers in the region of **£395,000** are invited for the freehold interest with the benefit of vacant possession on completion.

LOCAL AUTHORITY

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

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority.

We understand the property is Grade II listed (Ref: 1053962) and is located within the Bridgnorth Town Centre Conservation Area.

SERVICES

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

BUSINESS RATES

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Offices and premises 
Rateable Value – £31,500

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.

ENERGY PERFORMANCE RATING

Energy Performance Certificate Rating: TBC

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised the Vendor has not elected to charge VAT on the property.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

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

Please contact:



Toby Shaw

Mobile: 07967 721745

Email: toby.shaw@tsrsurveyors.co.uk

Josh Hyde

Mobile: 07976 761632

Email: josh.hyde@tsrsurveyors.co.uk

October 2025

Important Notice

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