

FOR SALE

TSR

TOWLER SHAW ROBERTS

ATTRACTIVE FREEHOLD MIXED-USE INVESTMENT IN POPULAR TOWN CENTRE LOCATION



**29 HIGH STREET
BRIDGNORTH
SHROPSHIRE
WV16 4DB**

- Attractive three storey commercial investment property extending in total to approx. 3,305 sqft (307.01 sqm) comprising large ground floor retail premises with two separate self-contained offices on the upper floors.
- Convenient High Street location with national retailers including Boots, Fat Face and Holland & Barrett nearby.
- Currently generating a combined income of **£23,400** per annum exclusive with further income potential from vacant first floor office.
- Guide Price: Offers in the region of **£350,000** are invited for the Freehold interest subject to the existing tenancies, reflecting a gross yield of 6.7%.

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 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 an attractive three storey commercial investment opportunity providing a ground floor retail unit / café with separate office suites on the upper floor.

The retail unit provides open plan and well-appointed accommodation having a café area to the rear and an attractive glazed frontage onto the High Street. The upper floors provide well-appointed office accommodation with separate access.

Accommodation

	Sqft	Sqm
Retail Shop		
Ground Floor Sales Area	725	67.39
Basement Sales Area	328	30.45
Rear Café	642	59.66
First Floor Front storeroom	57	5.26
First Floor Main storeroom	282	26.21
First Floor Office		
Office 1	168	15.64
Office 2	62	5.73
Office 3	76	7.04
Kitchenette		
Office 4	186	17.28
Office 5	93	8.64
Second Floor Office		
Front Office	150	13.99
Male & Female W.C.		
Kitchenette		
Main Studio	223	20.74
Rear Office	312	28.98
Total	3,305	307.01

Services (Not Checked or Tested)

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

Tenure

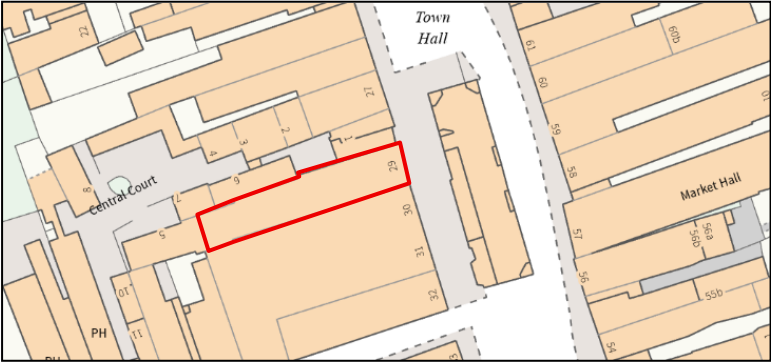
The property is understood to be of freehold tenure and is offered for sale with the benefit of the existing Tenancies.

Retail Shop -	£19,200 per annum exclusive
Office One -	Vacant
Office Two -	£4,200 per annum exclusive
Total -	£23,400 per annum exclusive

Details of the tenancy agreements are available from the selling agents upon request.

Guide Price

The property is offered For Sale Offers in the region of £350,000 are invited for the Freehold interest subject to the existing tenancies. A sale at this level reflects a gross yield of 6.7%.



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

TBC

Business Rates

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

Property	Description	Rateable Value
29 High Street	Shop and premises	£22,250
29A High Street	Offices and premises	£9,200
29B High Street	Offices and premises	£6,800

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.

Planning

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

Each party to bear their own legal costs incurred during the transaction.

VAT

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

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, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

July 2026

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