

FOR SALE

TSR
TOWLER SHAW ROBERTS

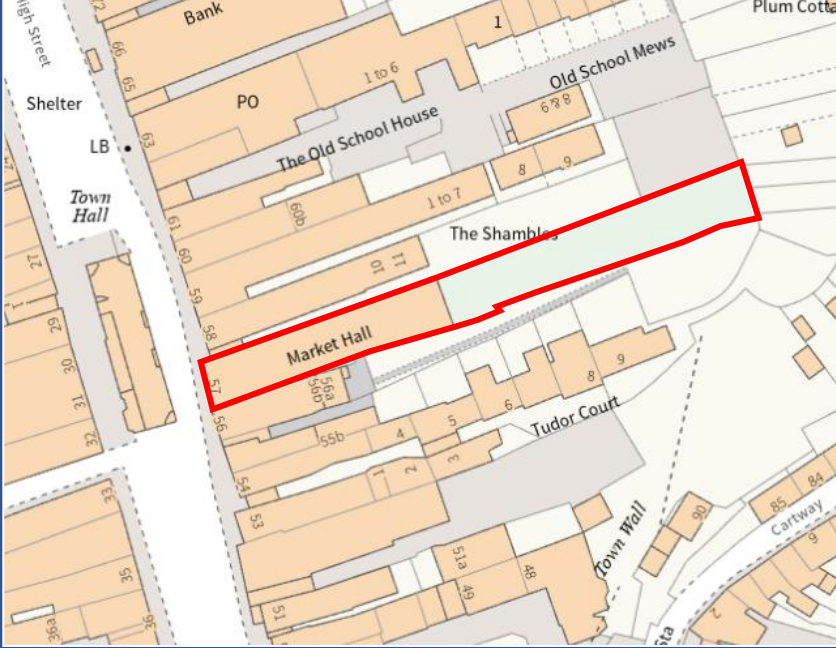


**SUBSTANTIAL TOWN CENTRE INVESTMENT/
DEVELOPMENT OPPORTUNITY OCCUPYING A
PRIME TOWN CENTRE LOCATION**

57 High Street
Bridgnorth
Shropshire
WV16 4DX

EXECUTIVE SUMMARY

- Substantial Grade II listed 3 storey investment/development property comprising expansive ground floor retail accommodation with additional storage on the upper floors, extending in total to approx. 4,315 sqft. (400.9 sqm).
- Flexible accommodation suitable for a variety of uses, including potential residential conversion on the upper floors, subject to planning.
- Currently fully let on an all-inclusive basis producing an annual income of £67,397, including utility and occupational costs for the tenants.
- 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: Nationwide, FATFACE, Trespass and Holland & Barrett.
- Offers in the region of **£495,000** are invited for the freehold interest subject to and with the benefit of the existing tenancies.



LOCATION

The property occupies a highly 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 investment/development opportunity extending in total to approx 4,315 sqft. (400.9 sqm). being arranged over three floors and basement.

The ground floor comprises open plan retail accommodation arranged over 3 levels benefitting from two separate access points off the High Street and basement cold stores to the front of the retail unit. The upper floors provide ancillary storage facilities, and have the potential for residential conversion, subject to planning.

The property also benefits from an extensive plot of land to the rear having views across Bridgnorth Low Town and the potential for development or other uses, subject to planning.



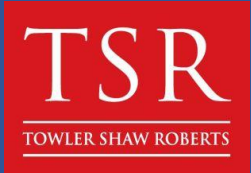
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ACCOMODATION

Description	Sqft	Sqm
Ground Floor		
Front Retail Area	784	72.83
Basement Cold Store	76	7.03
Middle Retail Area	503	46.72
Rear Retail Area	1,287	119.57
First Floor		
Store 1	432	40.17
Store 2	288	26.77
Store 3	298	27.66
Second Floor		
Store 1	204	18.98
Store 2	29	2.72
Store 3	165	15.33
Store 4	249	23.12
Total Net Internal Floor Area	4,315	400.90

TENANCY INFORMATION

The property is currently fully let to 3 individual tenants producing an annual income of £67,397. This income is inclusive of the tenant's utility and occupational costs which are payable by the Landlord.

All of the tenancy agreements are due to expire on 30th April 2027 and are excluded from protection of the Landlord and Tenant Act 1954.

Details of the tenancy agreements and financial accounts for the property are available upon request.



GUIDE PRICE

Offers in the region of **£495,000** are invited for the freehold interest subject to and with the benefit of the tenancies in place.

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: 1307334) 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 – Market Indoor and premises 
Rateable Value – £12,250

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

Please contact:



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