

TO LET

TSR
TOWLER SHAW ROBERTS

ATTRACTIVE RETAIL PREMISES IN SOUGHT-AFTER TOWN CENTRE LOCATION



**68 ST MARYS
STREET
BRIDGNORTH
SHROPSHIRE
WV16 4DR**

- Attractive town centre ground floor retail premises extending to approx. 891 sqft (82.76 sqm).
- Well-appointed and flexible accommodation benefiting from large open plan layout.
- Sought-after Town Centre location just off the main High Street and close to the main public car park.
- Available on a new Lease. Rent: **£12,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property occupies a sought-after location fronting St Marys Street within Bridgnorth Town Centre, just off the main retail High Street. The property is also situated in close proximity of the indoor market and other national retailers including Greggs, Subway, and a variety of independent local retailers.

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 well-appointed ground floor retail unit forming part of an attractive three storey mixed use building and extending to approx. 891 sqft (82.76 sqm) having an attractive glazed display frontage. The property features an open plan retail sales area, with rear workshop, kitchen and toilet facilities.

The unit has is considered suitable for a wide range of retail and leisure uses (subject to planning).

Accommodation

	Sqft	Sqm
Front Sales	547	50.81
Rear sales/Workshop	274	25.45
Kitchenette	70	6.50
Total	891	82.76

Services (Not Checked or Tested)

Mains water, electricity 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 available To Let on new Lease on a Tenant's internal repairing and insuring basis for a term to be agreed, subject to upward only rent reviews at 3 yearly intervals.

The lease is to be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Rent

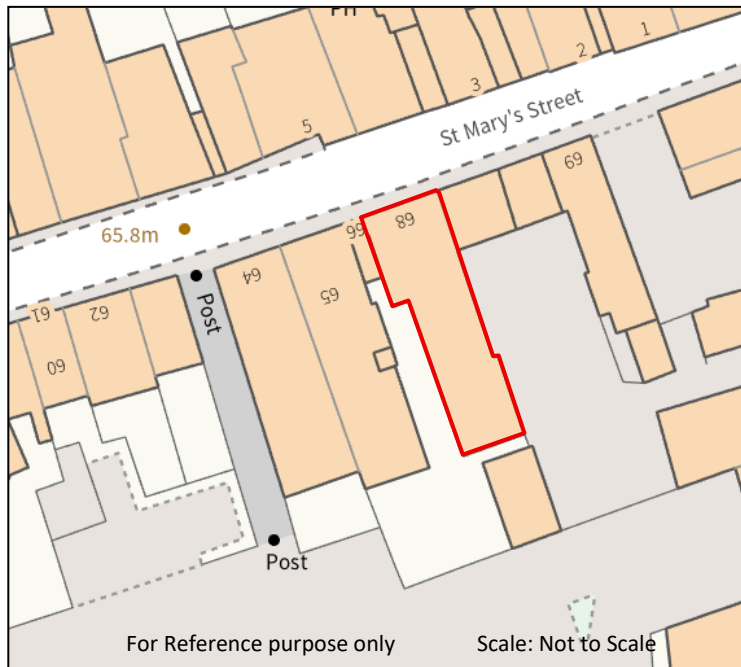
£12,000 per annum exclusive.

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 – Shop and premises
Rateable Value – £10,250

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 Asset Rating: TBC

Planning

Interested parties are advised to make their own enquiry with the Local Authority in relation to their proposed use for the property. We understand the property is Grade II listed (Ref: 1178344) and is located within the Bridgnorth Town Centre Conservation Area.

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 within 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 Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

September 2025

TSR House

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Also at

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Consumer Protection from Unfair Trading Regulations 2008

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