FOR SALE/ TO LET

TSR
TOWLER SHAW ROBERTS

PROMINENT THREE STOREY COMMERCIAL PERIOD PROPERTY IN POPULAR MARKET TOWN







30 NORTHGATE
BRIDGNORTH
SHROPSHIRE
WV16 4ET

- Prominent three storey commercial period property extending in total to approx. 1,386 sqft (128.7 sqm).
- Well-appointed accommodation comprising a former ground floor café, first floor restaurant and living accommodation to the upper floors.
- Popular location at the north end of the main retail centre / High Street of Bridgnorth High Town adjacent to the historic North Gate building and close to the main public car parks.
- Available For Sale inviting offers in the region of **£225,000** for the freehold interest with vacant possession, alternatively the property is available To Let on a new Lease at a rent of **£16,500** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property is situated at the north end of the main retail centre / High Street of Bridgnorth High Town adjacent to the historic North Gate building and close to the main public car parks.

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 3-storey period building being a mix of brick and timber frame construction beneath a tiled pitched roof providing a ground floor former licenced café with first floor restaurant and second floor integral living accommodation.

The property is deemed suitable as a café restaurant or other commercial uses, subject to planning.

A gravel surfaced car park / garden located a short distance away in Northgate Mews as highlighted on the plan.

Accommodation

	SQM	SQFT
Ground Floor		
Café Premises	30.0	323
First Floor		
Restaurant	33.8	365
Kitchen	8.6	93
Stores	4.3	46
Second Floor		
Residential Apartment Comprising Living Room, Utility Room, Bedroom & Bathroom	52.0	559
TOTAL	**128.7**	**1,386**

Services (Not checked or tested)

We understood all mains services are connected or available to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

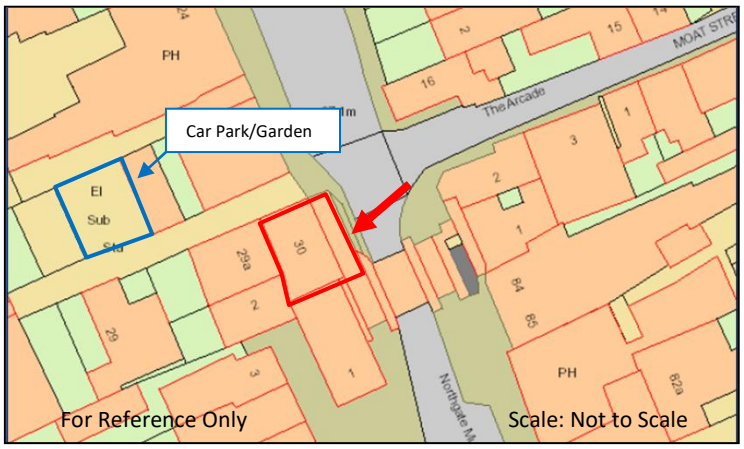
Guide Price/ Rent

The property is available For Sale inviting offers in the region of £225,000 for the freehold interest with the benefit of vacant possession upon completion.

The property is also available To Let on a new Lease at a rent of £16,500 per annum exclusive for a minimum term of 3 years or multiples thereof subject to 3 yearly upward only rent reviews on a Tenant's full repairing and insuring basis.

Energy Performance Rating

Energy Performance Asset Rating: D 79



Planning

We understand the property is located within the Bridgnorth Town Conservation Area. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

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 – Café
Current Rateable Value - £9,500

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.

Local Authority

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

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

VAT

All costs / prices are exclusive of but subject to VAT if applicable. We are advised the Landlord has not elected to charge VAT at the present time, but retains the right to do so in future.

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 prior appointment with the Sole Selling/Letting Agents, Towler Shaw Roberts, Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL. TEL: 01743 243900.

January 2026 / Amended November 2026

TSR Surveyors
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Tel: 01743 243900

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