

TO LET

TSR

TOWLER SHAW ROBERTS

ATTRACTIVE SINGLE STOREY RETAIL UNIT IN POPULAR MARKET AND TOURIST TOWN



UNIT 4

CENTRAL COURT SHOPPING CENTRE

HIGH STREET

BRIDGRNORTH

SHROPSHIRE

WV16 4DB

- Attractive single storey retail unit extending in total to approx. 192 sqft (17.84 sqm)
- Situated in a delightful courtyard setting, located just off the main High Street
- The Central Court shopping centre comprises a variety of niche retail occupiers.
- Bridgnorth is a popular Market Town and tourist destination with many local attractions.
- Available to let on a new lease. Rent: **£5,500** pa exclusive.

Call 01902 421216

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

Occupying a busy Town Centre location within walking distance of the main car park, the premises form part of this local and well established Shopping centre, positioned just off the main High Street.

Bridgnorth is a popular and busy Market Town 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

Attractive single storey retail unit of traditional brick construction extending in total to approx. 192 sqft (17.84 sqm) having a dual aspect overlooking the central courtyard with feature bay display window.

Accommodation

	Sqft	Sqm
Unit 4:	192	17.84

Services (Not Checked or Tested)

Mains electricity is understood to be connected to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The unit is available To Let on a new Lease on a Tenant's internal repairing and insuring basis for a term to be agreed

Rent

£5,500 per annum exclusive.

Service Charge

The Tenant will be required to pay an apportioned service charge to cover the cost of the upkeep of the communal facilities. Further details available from the Letting Agents

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Shop
Rateable Value – £4,200

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.



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Asset Rating: TBC

Planning

We understand that the unit has the benefit of planning permission for use as a retail shop within Class A1 of the Town and Country Planning (Use Classes) Order 1987. Prospective Tenants are advised to make their own enquiries to the Local Authority regarding their intended use.

Local Authority

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

Legal Costs

The incoming Tenant will be responsible for the Landlord's legal costs in connection with the grant of the Lease.

VAT

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

Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

Viewing

Strictly by prior appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, SY3 7FA. TEL: 01743 243900.

July 2021

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Tel: 01743 243900 Fax: 01743 243999

Also at
Unit 8, Hollinswood Court
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Tel: 01952 210222 Fax: 01952 210219

Importance Notice

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