

TO LET

TSR

TOWLER SHAW ROBERTS

ATTRACTIVE TWO STOREY RETAIL UNIT IN POPULAR MARKET AND TOURIST TOWN



**UNIT 5, CENTRAL COURT
SHOPPING CENTRE**

HIGH STREET

BRIDGNORTH

SHROPSHIRE

WV16 4DB

- Attractive two storey retail building extending to approx. 799 sqft (74.21 sqm) providing versatile and contemporary styled accommodation throughout.
- Situated in a delightful courtyard setting, located just off the main High Street
- Forming part of the established Central Court Shopping Centre comprising 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 on terms to be agreed. Rent: **£9,000** per annum 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 public car parks, the premise 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

The premises provide an attractive two storey retail building of traditional brick construction extending in total to approx. 799 sqft (74.21 sqm) providing versatile and contemporary styled accommodation throughout, incorporating a large open plan retail area and wc facility to the ground floor with a further retail/treatment area to the first floor together with a cellular treatment room and separate tea point/rest room.

In addition the property boasts an external seating area overlooking the central courtyard and is considered suitable for a variety retail uses.

Accommodation

	Sqft	Sqm
Ground floor retail area	391	36.32
First floor (incl. treatment & rest room)	408	37.89
Total	799	74.21

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

£9,000 per annum exclusive

Service Charge

The Tenant will be required to pay a service charge in addition to cover the cost of maintenance and upkeep of the communal facilities and buildings insurance premium. Further details are available from the Letting Agents upon request.

Business Rates

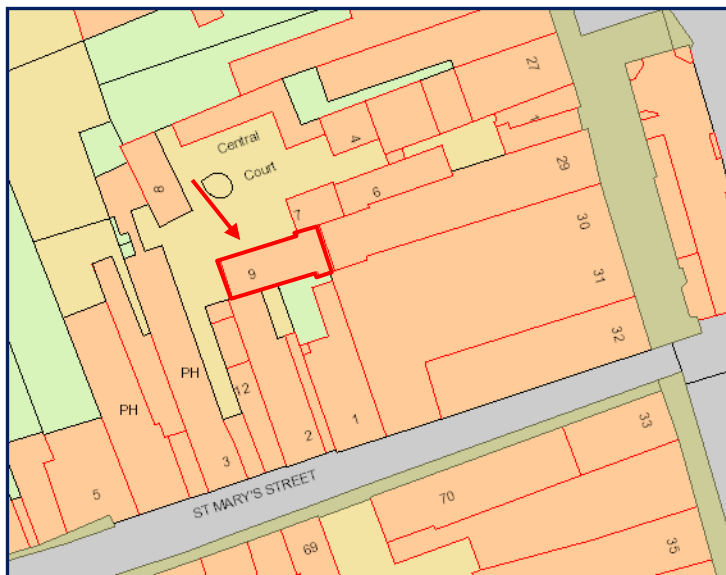
At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Hairdressing salon and premises
Rateable Value – £10,750

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: C (59)



For Reference purpose only

Scale: Not to Scale

Services (Not Checked or Tested)

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

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. The prospective Tenant is 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. We are advised that the Landlord has not elected to charge VAT on the property at this present time however retains the right to do so in future.

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.

January 2019

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

Also at
TSR House
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Consumer Protection from Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."