

TO LET

TSR

TOWLER SHAW ROBERTS

ATTRACTIVE RETAIL PREMISES IN POPULAR MARKET AND TOURIST TOWN LOCATION.



**45 HIGH STREET
BRIDGNORTH
SHROPSHIRE
WV16 4DX**

- Prominently located Town Centre retail premises with Upper and Lower Ground Floor Shops. Situated amongst a mix of local and national retailers on the main High Street.
- Upper Ground Floor Shop approx. 360sqft (33.44sqm) with attractive display frontage, 7 steps up from the High Street level. Available to rent £12,000 pa
- Lower Ground Floor Shop approx. 177sqft (16.5sqm), 3 steps down from the High Street pavement level. Available to rent £8,500 pa

Call 01952 210222

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

The property occupies a prominent location fronting the main High Street, situated amongst a mix of local and national retailers and leisure/restaurant operators and within walking distance of 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.

The premises comprises a 2 storey retail property providing upper ground floor shop unit with an attractive display frontage and lower ground floor shop which leads to cellar area and staircase leading to first floor storage.

	Sq ft	Sqm
Upper Ground Floor	360	33.44
With sink and WC		
Lower Ground Floor		
Retail Sales Area	177	16.5
Further Sales Area	169	15.75
Cellar	95	8.75
First Floor Storage	169	15.75
TOTAL	610	56.75

The property is available To Let on a Tenant's full repairing and insuring basis for a term to be negotiated. With external costs recoverable by way of service charge on a lease to be negotiated.

Upper Ground Floor – Rental of £12,000 pa
Lower Ground Floor – Rental of £8,500 pa

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

Description – Shop & Premises
Rateable Value – £9,600

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.

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



Scale: Not to Scale

We understand that the property 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 property is Grade II Listed and situated within Bridgnorth Town centre Conversation Area. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

The property is believed to be listed therefore an Energy Performance Certificate is not required.

We understood mains water, electricity and drainage services are understood to be connected.

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

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

Strictly by prior appointment with the sole Letting Agents, Towler Shaw Roberts LLP, Unit 8 Hollinswood Court, Stafford Court, Telford, TF3 3DE.

December 2017

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

Towler Shaw Roberts is a Limited Liability Partnership Registered in England and Wales No. OC30592-4

Misrepresentation Act 1967

"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 employer of 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
- (iv) The reference to any plant, machinery, equipment, services, fixtures or fitting 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."