

# TO LET

# TSR

TOWLER SHAW ROBERTS

## SPACIOUS GROUND FLOOR RETAIL UNIT OCCUPYING A PRIME TOWN CENTRE LOCATION



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

- Double fronted ground floor retail premises forming part of an attractive Grade II Listed building extending in total to approx. 909 sqft (84.5 sqm).
- Spacious and versatile accommodation providing a well-proportioned split-level retail sales area with kitchenette and separate staff facilities.
- Occupying a prime town centre location situated amongst other occupiers including: Specsavers, WHSmith, Bodycare and FatFace Clothing.
- Available To Let on a new Lease. Rent: **£28,000** per annum exclusive.

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

The property occupies a prominent position within the main High Street and is situated amongst a mix of local and national retailers and is within walking distance of the main public car parks. Occupiers in the immediate vicinity include Specsavers, Bodycare, WHSmith and FatFace Clothing.

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 premises occupy the ground floor of this charming three storey Grade II Listed building of traditional brick construction providing versatile accommodation extending to approx. 909 sqft (84.5 sqm).

The premises comprise a spacious split-level retail unit having an attractive period glazed shop frontage to the High Street with separate kitchenette and staff facilities to the rear.

The premises currently operates as a betting shop but lends itself ideally for a range of alternative retail or similar uses (subject to planning as applicable).

## Accommodation

	SQM	SQFT
<b>Ground Floor</b>		
<b>Internal Frontage:</b> 16ft (4.88m)		
<b>Shop Depth:</b> 54ft (16.57m)		
Retail Sales Area	84.5	909
Kitchenette		
Separate Male & Female WC's		
Rear access		
<b>TOTAL</b>	<b>84.5</b>	<b>909</b>

## Services (Not checked or tested)

We understand mains water, electricity and drainage services are connected or available. Interested parties are advised to make their own enquiries with the relevant utility companies.

## Tenure

The premises are available To Let on a new Tenant's full repairing and insuring lease for a minimum term of 5 years to be negotiated.

## Rent

**£28,000** per annum exclusive payable quarterly in advance.

## Energy Performance Rating

Energy Performance Asset Rating: D 98



For Reference Only

Scale: Not to Scale

## 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 – Betting shop and premises

Rateable Value - £30,500

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.

## Planning

We understand the property is a Grade II Listed Building and 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.

## 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.

## 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.

March 2023

## TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA  
Tel: 01743 243900

Also at

**Unit 8, Hollinswood Court**

Stafford Court, Telford, Shropshire TF3 3DE  
Tel: 01952 210222

Also at

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

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## Important Notice

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