

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

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

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

## 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.

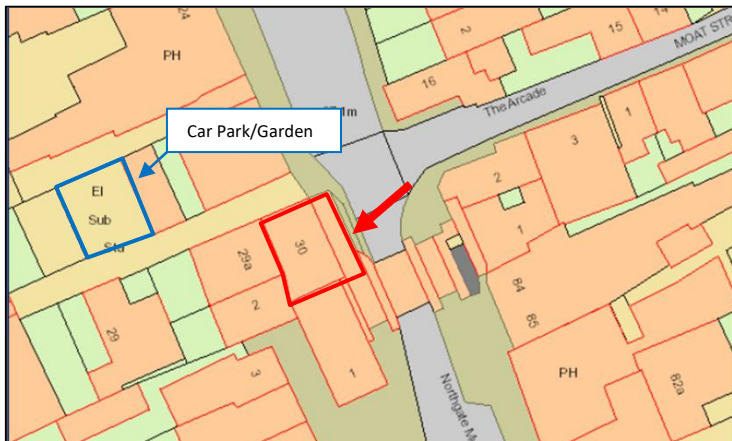
## Guide Price/ Rent

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



For Reference Only

Scale: Not to Scale

## 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 2017 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.

## 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 LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, SY3 7FA. TEL: 01743 243900.

April 2023/ Amended October 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

"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."