

# TO LET

# TSR

TOWLER SHAW ROBERTS

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



**54-55 WHITBURN  
STREET**

**BRIDGNORTH  
SHROPSHIRE**

**WV16 4QT**

- Double fronted single story retail premises extending in total to approx. 440 sqft (40.83 sqm).
- Spacious and versatile accommodation providing a well-proportioned retail sales area with separate staff facilities.
- Occupying a popular location on Whitburn Street being just off the main High Street adjacent to the popular Reel Cinema.
- Available To Let on a new Lease. Rent: **£7,500** 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 occupies a convenient location on Whitburn Street, being just off the main High Street, and is within walking distance of the main public car parks. There is a range of boutique and independent traders in the immediate vicinity, including The Toy Emporium, Berriman Eaton and the Reel Cinema.

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 a single-story double fronted retail unit extending to approximately 440 sqft (40.83 sqm) providing versatile open plan accommodation with separate WC facilities.

The property is suitable for a variety of uses, subject to planning.

## Accommodation

	SQM	SQFT
<b>Ground Floor</b>		
<b>Internal Frontage:</b>	<b>26ft (8.07m)</b>	
<b>Shop Depth:</b>	<b>17ft (5.06m)</b>	
Retail Sales Area	40.83	440
Separate WC		
<b>TOTAL</b>	<b>40.83</b>	<b>440</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 property is available To Let on new Lease on a Tenant's full repairing and insuring basis for a term to be agreed, subject to upward only rent reviews at 3 yearly intervals.

## Rent

**£7,500** per annum exclusive payable quarterly in advance.

## Energy Performance Rating

Energy Performance Asset Rating: E 113

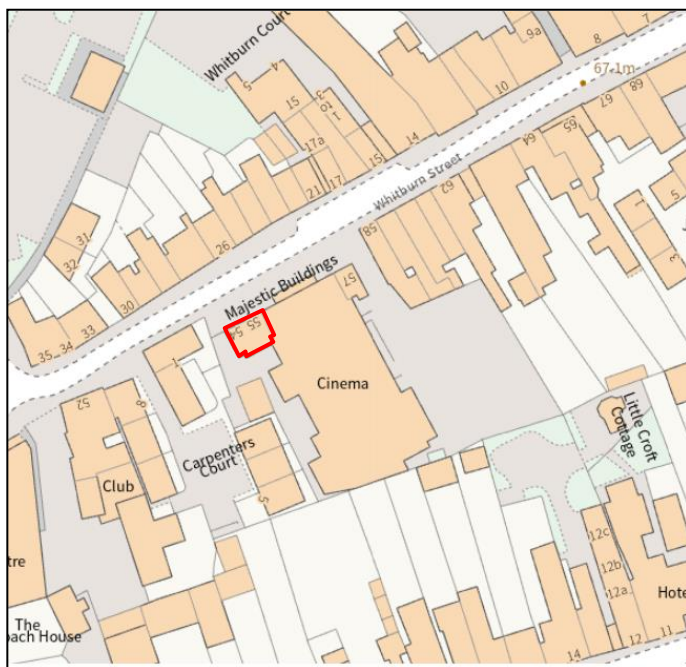
## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Shop and premises

Rateable Value – £5,400

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 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.

## 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. We are advised that the Landlord has elected to charge VAT on the property.

## 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.

May 2024

## 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 Tettenthal 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."