

To Let

Prime High Street Opportunity

21 High Street, Bridgnorth, WV16 4BF

For further information
please contact:

Guy Sankey
0121 609 8588
guy.sankey@avisonyoung.com

Netta Spafford
0121 609 8249
netta.spafford@avisonyoung.com



Location

Bridgnorth is a popular, affluent market town in Shropshire, situated 15 miles south west of Wolverhampton and 35 miles south east of Shrewsbury.

The property occupies a prime position on the High Street. Nearby occupiers include a mix of national retailers and boutique independent occupiers including **Superdrug, Fat Face, M&Co, Costa Coffee, Holland and Barrett** and **Clintons Cards**.

Description

The property is a Grade II Listed building arranged over ground and basement floors.

Rent

£52,500 per annum exclusive.

Accommodation

Gross Frontage	23' 07"	07.20 m
Shop Width	28' 03"	08.61 m
Shop Depth	69' 04"	21.14 m

Ground Floor	1,697 sq ft	157.64 sq m
Basement	Not measured	Not measured

Business rates

The property is assessed for rates as follows:

Rateable value: £38,000
Rate in £ (2018/19): 49.3p
Rates Payable: £18,734

Interested parties should make their own enquiries with the Local Authority to verify this information.

Planning

The property is suitable for A1/A2/A3 (Cafes & Restaurants) & A4 (Drinking Establishments) uses STPP.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

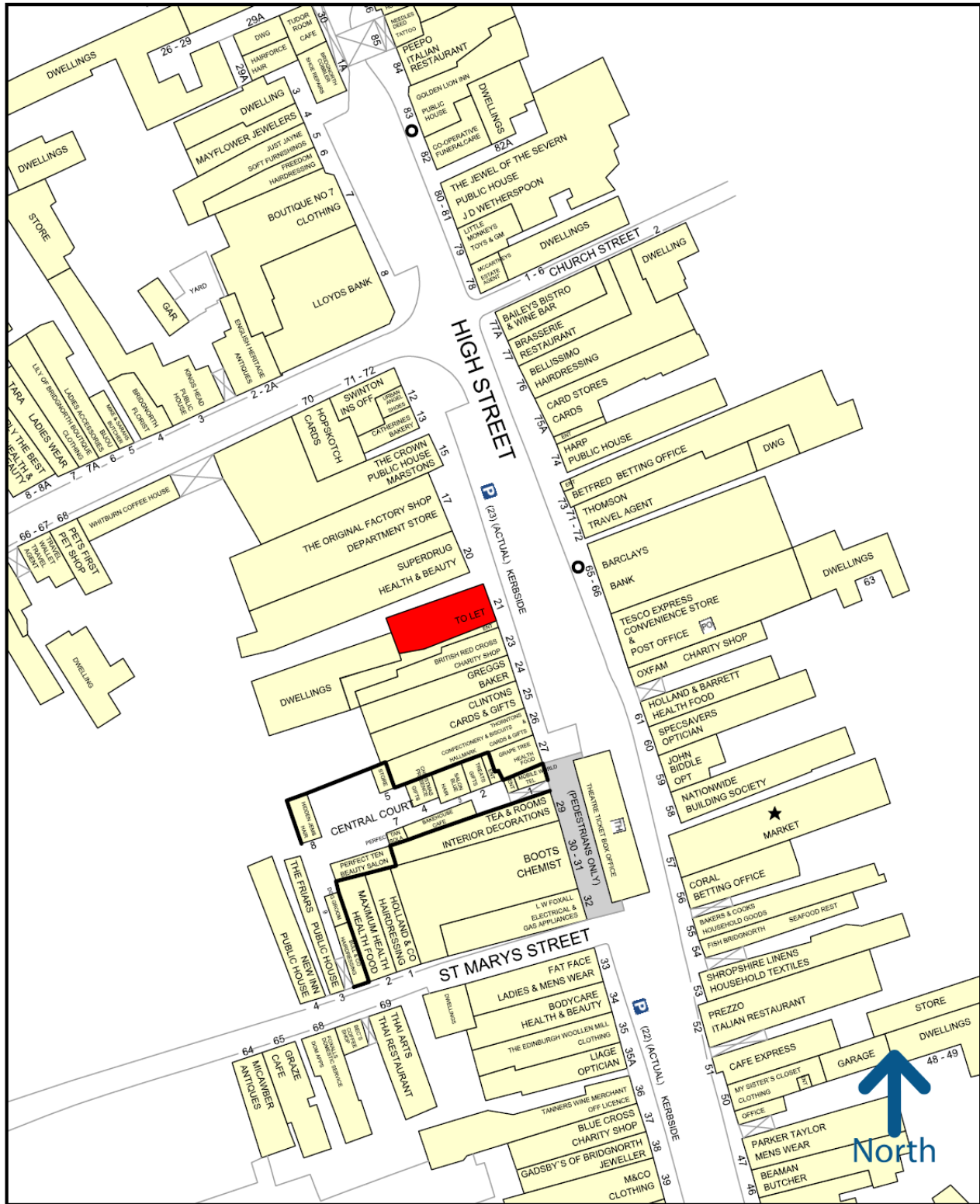
Energy Performance Rating of C 62. The EPC certificate is available on request.

VAT

VAT will be charged at the standard rate.

Viewing

Strictly by prior appointment with Avison Young or our joint agents Johnson Fellows on 0121 234 0459.



Experian Goad Plan Created: 09/01/2019

(1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
 (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

(3) No person in the employment of Avison Young or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. (4) All prices quoted are exclusive of VAT.
 (5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.