

Bridgnorth, 24 High Street, WV16 4DB

FREEHOLD FOR SALE (MAY LET)



LOCATION

Bridgnorth is a popular and affluent market town in Shropshire situated 15 miles southwest of Wolverhampton and 35 miles east of Shrewsbury. The property occupies a prime position on the High Street with nearby occupiers including a mix of national retailers and boutique independent occupiers including Superdrug, Fat Face, Tesco Express, Costa Coffee, Holland & Barratt and Card Factory. Restricted on-street car parking is available in High Street as well as various shopper's car parks within the vicinity.

DESCRIPTION

The premises comprise the ground floor of a three-storey building. The first and second floors being separately accessed residential accommodation previously sold on a long leasehold basis for 125 years from 20/12/2012. Ground rent is £250pa.

The ground floor was previously occupied by Greggs. The glazed shopfront incorporates double opening entrance doors leading to the main sales area being having suspended tile ceiling.

ACCOMMODATION

Ground Floor Sales	29.10 sq m	313 sq ft
Ancillary	58.90 sq m	634 sq ft
TOTAL	88.00 sq m	947 sq ft

TENURE

The property is available FOR SALE on freehold basis. Consideration may be given to granting a new lease for a term of years to be agreed.

PRICE / RENT

Freehold – offers over £250,000
Lease (G/F only) - £25,000 per annum

RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value £18,000

Interested parties should verify this information with the local rating authority.

EPC

C53

PLANNING

The property has the benefit of a Class E consent.

TIMING

The property is available immediately upon completion of legal formalities.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

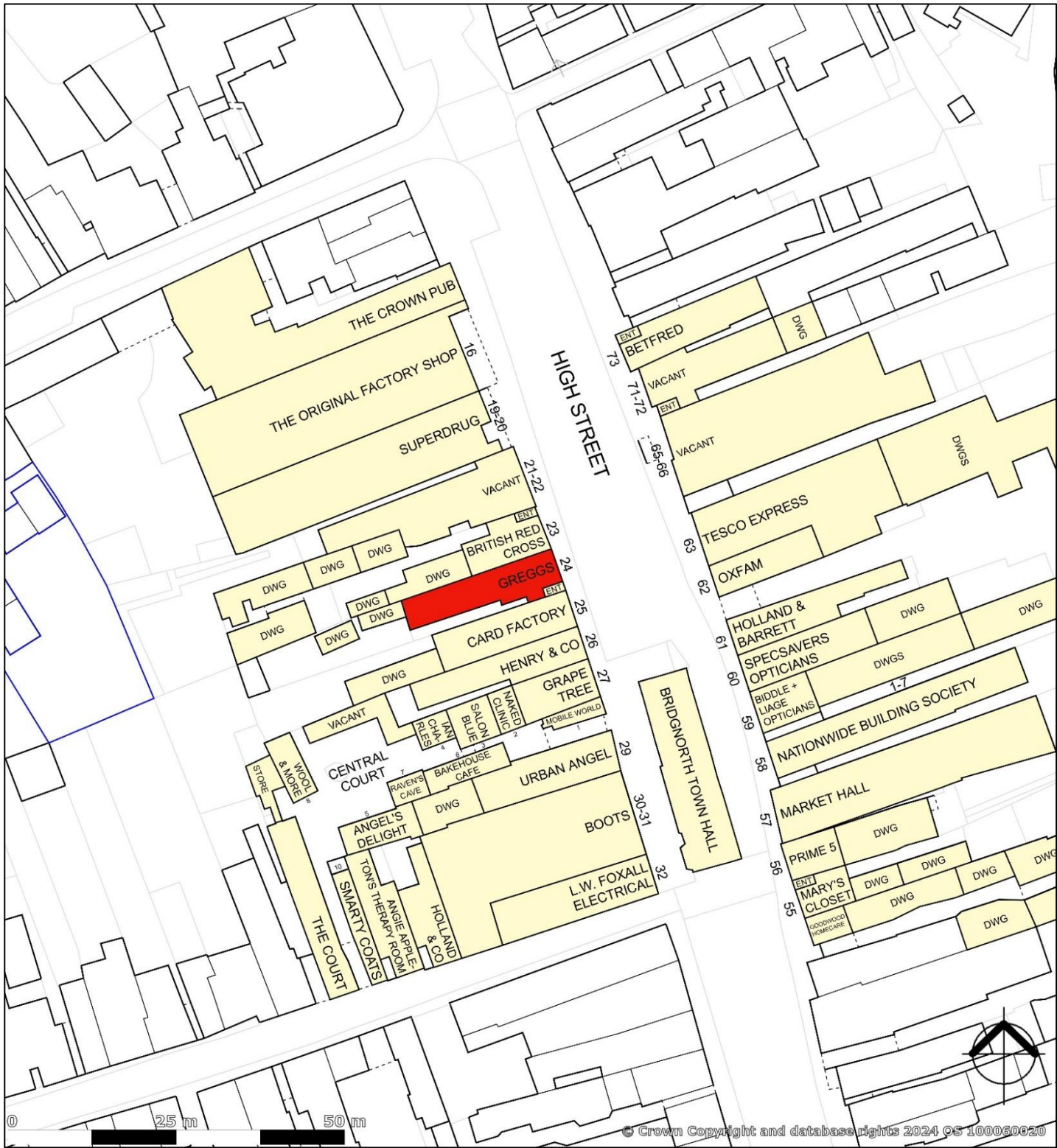
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