

Bridgnorth, 66 High Street, WV16

4BF (left hand side)

Retail Premises – Leasehold



LOCATION

Bridgnorth is a popular and affluent market town in Shropshire situated 15 miles south west 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, M&Co, Greggs, Tesco, Costa Coffee, Holland & Barrett** and **Card Factory**.

ACCOMMODATION

Ground Floor Sales	137.67 sq m	1,482 sq ft
Basement	5.89 sq m	494 sq ft
Lower First Floor	33.07 sq m	356 sq ft
Upper First Floor	111.85 sq m	1,204 sq ft

(Interested parties should be aware that only the left-hand side of the property is available by way of a new lease. Building works to separate the accommodation from 65 High Street including new dividing walls and new utility supplies will be completed in early 2023)

TENURE

The property is available by way of a new lease for a term of years to be agreed.

RENT

£42,500 per annum, exclusive

RATES

The property is to be reassessed following the separation of the adjoining accommodation known as 66 High Street.

PLANNING

The property has the benefit of a Class E consent.

EPC

Assessment to be completed on completion of separation works.

VAT

All figures quotes are exclusive of, but subject to VAT if applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

TIMING

The property is available immediately upon completion of legal formalities.

VIEWING

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

CONTACT

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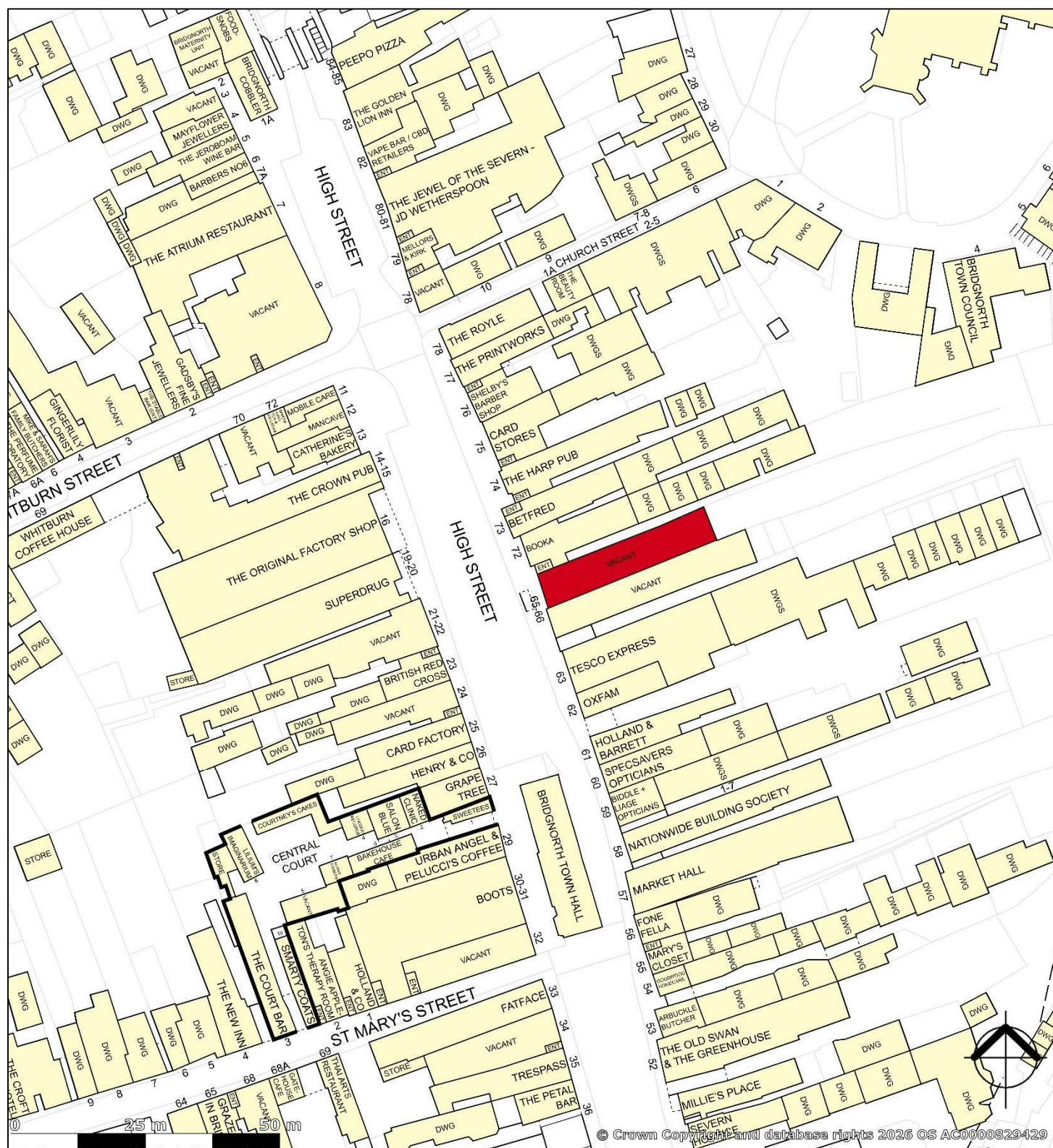


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