

Bridgnorth, 40-41 High Street, WV16 4DB

Retail Premises – To Let

CONFIDENTIAL STAFF UNAWARE



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 are arranged over the basement, ground, first and second floors and can either be let as a whole or excluding the upper floors.

The property is currently trading as TG Jones and the on-site staff are unaware of its availability.

ACCOMMODATION

Ground Floor Sales	2,902 sq ft
Basement	228 sq ft
First Floor	3,090 sq ft
Second Floor	248 sq ft

TENURE

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

RENT

£72,500 per annum, exclusive

RATES

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

Rateable Value £59,000

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

EPC

Awaited

PLANNING

The property has the benefit of a Class E consent.

TIMING

The property is available immediately upon completion of legal formalities and vacant possession.

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

Chris Gaskell

Email: chris.gaskell@johnsonfellows.co.uk



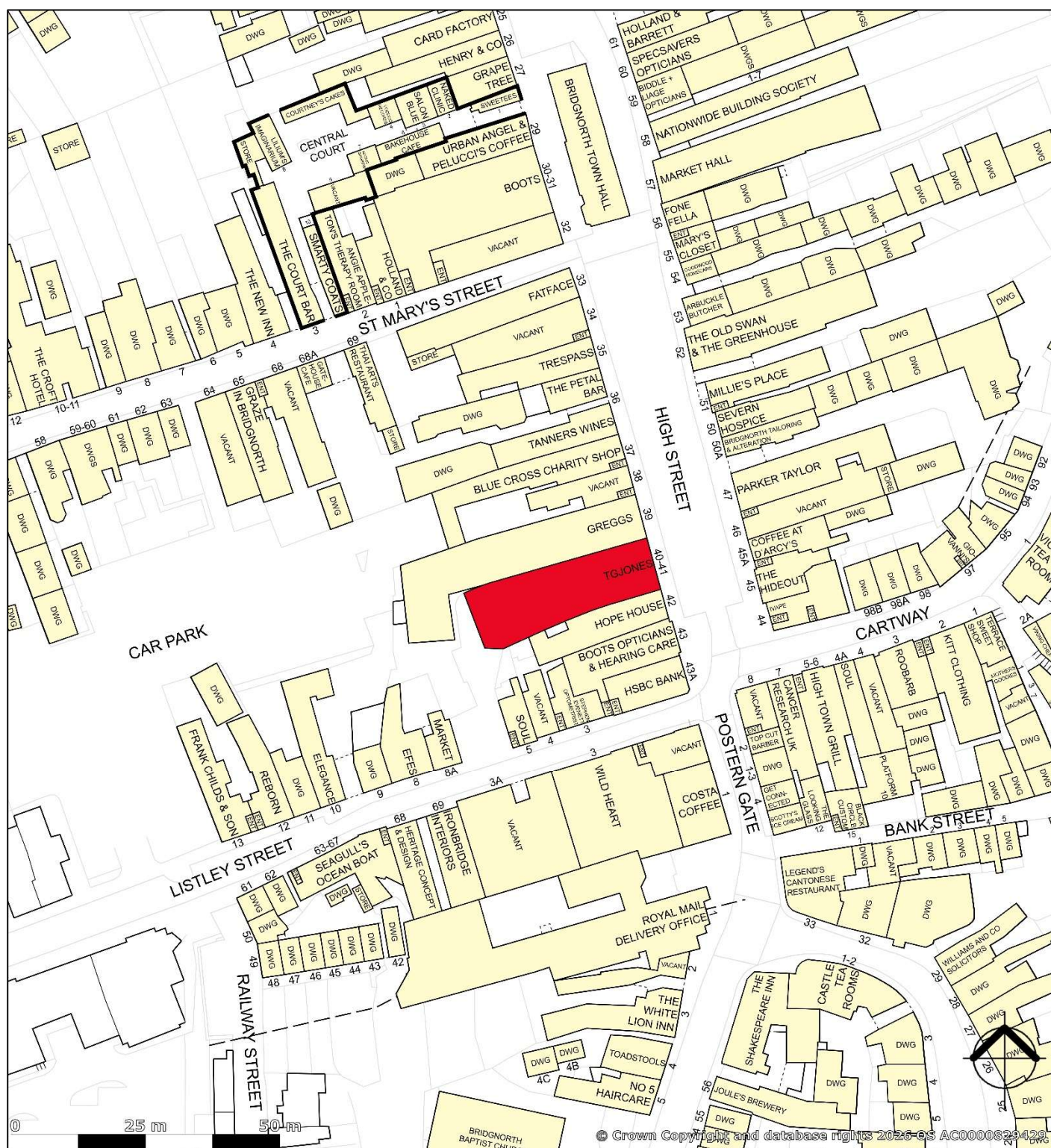
0121 643 9337

info@johnsonfellows.co.uk
www.johnsonfellows.co.uk

Bridgnorth, 40-41 High Street, WV16 4DB

Retail Premises – To Let

CONFIDENTIAL STAFF UNAWARE



Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.