

21 High Street, Bridgnorth, WV16 4BF

Prime High Street Opportunity



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, first, second and basement floors.

Rent

£52,500 per annum exclusive.

EPC

Energy Performance Rating of C 62.

Accommodation

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

Floor	Sq ft	Sq m
Ground Floor	1,836	170.57.64
First Floor	1,022	94.93
Second Floor	526	48.88
Basement	Not measured	Not measured

Planning

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

VAT

VAT will be charged at the standard rate.

Business rates

Rateable value:	£28,000
Rate in £ (2023/24):	49.9p
Rates Payable:	£13,972

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

Legal costs

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

Viewing

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

For further information please contact:

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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.