

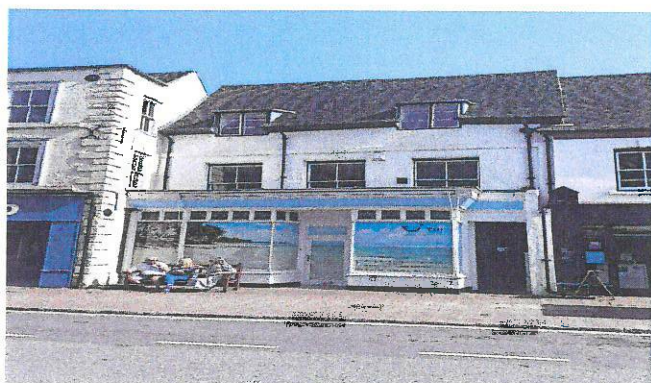


Picton Jones & Co

0121 643 3232

TO LET SHOP AND PREMISES

72 HIGH STREET
BRIDGNORTH



- PRIME TRADING LOCATION
- NEW LEASE - COMPETITIVE RENTAL
- READY TO TRADE

Gross Frontage	23' 6"
Internal Width (Narrowing to Rear)	21' 0"
Shop Depth	65' 0"
Sales Area	1,050 sq ft
First Floor	720 sq ft
Second Floor	500 sq ft

SITUATION/LOCATION

Bridgnorth is an Historic Market Town and Popular Tourist Destination located approximately 14 miles South of Telford, 14 miles West of Wolverhampton and 29 miles West of Birmingham.

The Town has good logistics with the A442 connecting the Town to Telford to the North and Kidderminster to the South, the A458 providing direct access to Shrewsbury 21 Miles to the North and the A454 linking the Town to Wolverhampton. In addition, the A442 provides direct access to the M54 at Junction 4, Telford and the A458 connects to the M5 at Junction 3, 24 Miles to the East.

Bridgnorth has a District Population of circa 55,000 persons. The relative affluence of the population is shown by the Mosaic Consumer Classifications which highlights above average representations of persons classed as " Symbols of Success", 12.23% and Suburban Comfort, 22.86%, against National Averages of 9.7 and 14.69% respectively.

The Property is Located in Prime Pitch on the Eastern Side of High Street with adjoining and nearby Retailers including Tesco Express, Holland & Barrett, Card Factory, Superdrug and The Original Factory Shop.

Other nearby Occupiers include Boots, Fat Face, Specsavers, W H Smith, etc.

DESCRIPTION / ACCOMMODATION

The Premises Comprise Ground Floor Sales with First and Second Floor Ancillary with the following approximate areas and dimensions namely:-

TENURE / RENTAL

The Premises are to be made available by way of a New Lease for a Term to be agreed on effective FR&I Terms, subject to a 5 year Rent Review Pattern at a Commencing Rental of £35,000 p.a.x, Plus VAT

RATEABLE ASSESSMENT:

We are verbally advised that the premises have a Rateable Value of £27,250 with rates payable for 2023/2024 of £13,597.75.

The latest Government retail relief scheme gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from **1st April 2023** until **31st March 2024** (up to a total saving of £110,000 per business). This information is for guidance only and prospective tenants are advised to make their own enquiries of the Local Authority for further information.

LEGAL COSTS:

Each Party to be responsible for its own legal costs associated with the transaction.

VIEWING:

STRICTLY BY APPOINTMENT with the Joint Sole Retained Agents. Contact Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/04/2023.) or Brackenridge Hanson Tate 0113 244 9020

SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property.



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