



Doolittle & Dalley.

Selling, Letting & Managing Property since 1893

47 West Castle Street,
Bridgnorth, Shropshire,
WV16 4AD

Asking Price: £180,000

- Fully Let Mixed Use Investment With Immediate Income
- Commercial Unit Let To Established Tenant With Strong Local Presence Since 2007
- Residential Flat Let On Assured Shorthold Tenancy
- Current Gross Rental Income of £13,640 Per Annum



INVESTMENT PROPERTY FOR SALE. Situated in the picturesque and historic market town of Bridgnorth, Shropshire. Freehold investment with strong existing rental income. Ground floor commercial premises let to a long-standing, reputable local barber business since 2007.

Bridgnorth is a thriving historic market town split between High Town and Low Town, offering excellent amenities, schools, and strong transport connections to Shrewsbury, Telford, Wolverhampton, and the wider West Midlands.

Situated in a Conservation area, the premises comprise of ground floor lock-up shop (Businesses unaffected) with flat above. Fully let and producing a gross annual income of £13,640 per annum, generating a yield of 7.58%.

Commercial Premises

5 year lease term from 1st January 2022. Current rent of £6,500 per annum.

The premises comprise of: Shop split over two levels. Rear store. Kitchen and w.c. located in a separate outbuilding located to the rear of the premises. Pedestrian right of way over the neighbouring property providing access to the rear.

Current rateable value is £7,500. Future rateable value as of 1st April 2026 is £6,500.

Approximate net internal area 35.04 square metre/ 377.03 square feet.

Flat Above

First floor flat. Pedestrian right of way over the neighbouring property providing access and leading to an external staircase located to the rear which provides access to the first floor. The accommodation then comprises of: Kitchen, inner hall with stairs to the second floor, and lounge. On the second floor is the bedroom, study and shower room.

Currently let on assured shorthold tenancy with a current rental income of £595 per calendar month. The next rent review is the 1st May 2026. Approximate net internal area 46.43 square metre/ 499.58 square feet.

Cellar

Approximate net gross internal area 11.82 square metre / 127.18 square footage

Energy Performance Certificate

EPC rating for the commercial premises is D
EPC rating for the Flat is D

V.A.T Payable

V.A.T. will not be charged on the purchase price.

Tenure & Possession

The property is freehold and subject to a lease in the commercial premises and assured shorthold tenancy for the flat above.

Services

Mains water, gas, electricity, and drainage are connected. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective tenants are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate. The property has fibre to the premises broadband connection available. Indoor mobile coverage is good with EE, O2, and Three, variable with Vodafone. Outdoor mobile coverage is good with EE, O2, Three and Vodafone. (Source: Ofcom)



Fixtures & Fittings

Any fixtures and fittings not mentioned in these sale particulars are excluded from the sale.

Viewing

By prior appointment with Doolittle & Dalley 01562 821600.

Council Tax Band

Flat above council tax band 'A' as at 20.03.2026

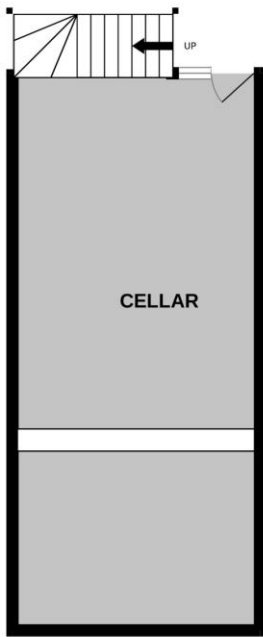
Reference: RDH.LB.17.03.2026.



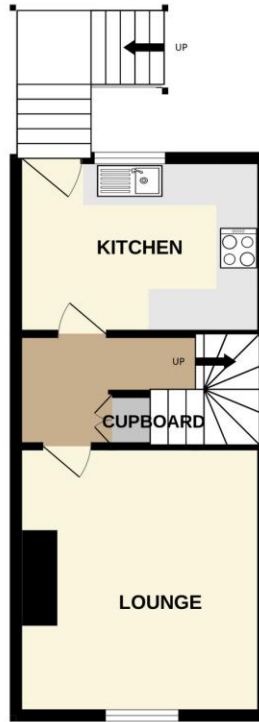
GROUND FLOOR



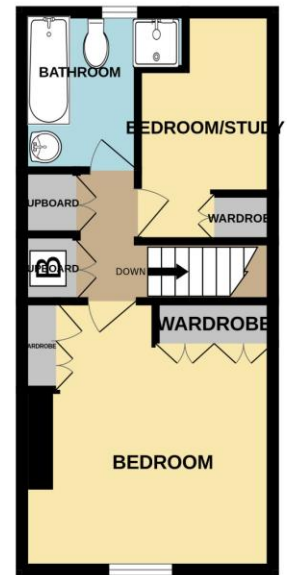
CELLAR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that: -

1. These particulars do not constitute, or constitute any part, of an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the successful purchaser will be required to provide satisfactory evidence of identity and the source of funds before the sale can proceed. This is a legal requirement. A charge of £45 (inclusive of VAT) will be payable by each buyer (and anyone providing a gifted deposit) to cover the cost of undertaking these anti-money laundering checks.

Valuation Advice for Prospective Purchasers

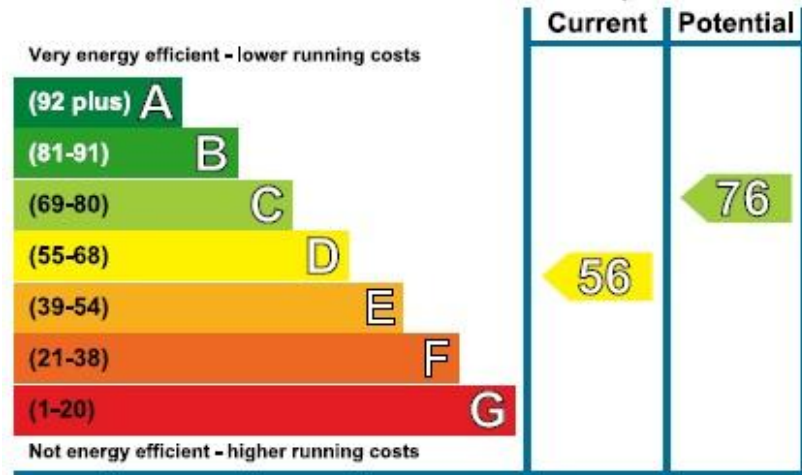
If you have a property to sell, we can provide you with a Free Market Appraisal and marketing advice without any obligation.

Misrepresentations Act

Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that: 1. These particulars do not constitute, or constitute any part, of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give and neither Messrs Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property



Flat Above 47 West Castle Street EPC Graph



Commercial Premises EPC Graph

