



Picton Jones  
ASSET MANAGEMENT



**TO LET**

## **Bridgnorth, 34 High Street**

A well proportioned shop occupying prime location in the heart of the High Street

**0121 600 7200**

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<b>LOCATION:</b>	Bridgnorth is a popular tourist destination and affluent market town in Shropshire, situated 15 miles Southwest of Wolverhampton, and 35 miles Southeast of Shrewsbury. The property occupies a prime location on the High Street. Nearby occupiers include a mix of national and regional retailers including Fat Face, Boots, Trespass, Greggs, WH Smith, Tesco and Card Factory.
<b>PREMISES</b>	The premises comprise a Grade II Listed Building offering well-proportioned accommodation on ground with first floor storage and rear serving access.
<b>Accommodation:</b>	Frontage 20ft. 3 inches
<b>Ground floor sales</b>	1402 sq. ft [Include s GF Store] Toilet excluded .
<b>First floor storage: Office and Kitchen</b>	1034 sq. ft
<b>Rear service yard:</b>	With vehicular access of St Mary Street
<b>LETTING:</b>	The property is available by way of a new Lease for a term of years to be agreed.
<b>RENT:</b>	On Application
<b>RATES:</b>	The information obtained from the Valuation Office Agency is as follows- RV.£35,500.
<b>Planning:</b>	The property has the benefit of Class E consent and is Grade II Listed.
<b>EPC:</b>	To be confirmed
<b>Legal costs:</b>	Each party responsible for their own legal costs
<b>Timing:</b>	The property is available immediately upon completion of legal formalities and Landlord's works
<b>Viewing:</b>	All viewings by prior appointment through this office ; Please contact;

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