



**TO LET - LOCK UP SHOP UNIT**

**UNIT 4, CENTRAL COURT, BRIDGNORTH, SHROPSHIRE, WV16 4DB**

# KEY POINTS

# 185

SQ FT

TOTAL NET INTERNAL FLOOR AREA



RETAIL UNIT

POPULAR  
SHOPPING  
PARADE

ALL MEASUREMENTS ARE APPROXIMATE




# £5,700

PER ANNUM


(EXCLUSIVE)

James Evans

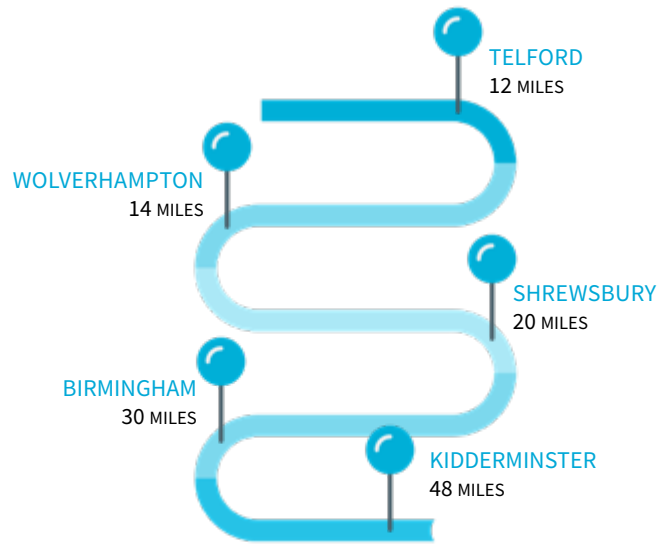
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## LOCATION

The shop unit forms part of Central Court Shopping centre which is situated fronting onto High Street and St Marys Street in the sought after town of Bridgnorth.

The property serves as a busy pedestrian route linking High Street which serves as the prime retail street in the retail hierarchy serving the town centre and St Marys Street. The shopping centre provides an attractive mix of independent retailers.

Bridgnorth is an established historic market town within South Shropshire. The River Severn splits the town into High Town and Low Town. The town has all local amenities.

The town is connected to the County town of Shrewsbury and to Stourbridge via the A458 and to the City of Wolverhampton via the A454. The town is located approximately 11 miles from the M54, which gives access to the national road network. The town has an active heritage line of the Severn Valley Railway.

The town is located approximately 20 miles south east of Shrewsbury, approximately 12 miles south of Telford and approximately 14.7 miles south west of Wolverhampton.



**BRIDGNORTH  
POPULATION  
12,182**





# DESCRIPTION

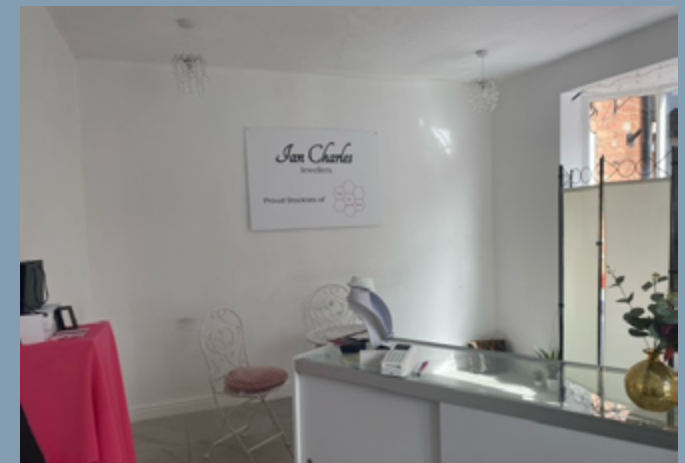
The property provides a lock up shop unit that provides a Total Net Internal Floor Area of approximately 185 ft sq (17.22 m sq) and forms part of Central Court which comprises of mixed shopping centre comprising of independent retail shop units, including Smarty Coats, Grape Tree, Perfect Ten and Bakehouse Café, also offices and a Public House.

The property is located within the centre and is of traditional construction with a glazed shop front and benefits from access from High Street and St Marys Street in the town centre of Bridgnorth.

# ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

	M SQ	SQ FT
<b>TOTAL NET SALES AREA</b>	17.22	185



## TENURE

The property is offered to let on a new lease for a length of term by negotiation, subject to three yearly rent review, on Tenants Full Repairing and Insuring Basis, subject to service charge provisions.

## PLANNING

Prospective tenants should make their own enquiries

The property is understood to benefit from planning consent for Use Class E of The Town and Country Use Classes Order.

## LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs in connection with the granting of the lease.

## VAT

The property is not elected for VAT and therefore VAT will not be payable on the rent.

## SERVICES

(Not tested at the time of our inspection.)

Mains electricity is understood to be connected to the property.

The property benefits from shared use of a toilet facility that serves the Central Court as a whole.

## RENT

£5,700 per annum (Exclusive) to be paid quarterly in advance by standing order.

## RATES & EPC

We have made verbal enquiries to the local authority and we advised as follows:

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£4,550	£2,270	C (74)


RATES

EPC

(The property would benefit from small business relief.)

## LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND


 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

## VIEWING

Strictly by prior arrangement with the letting agents. For more information or to arrange a viewing, please contact:

Commercial Department

 01743 450 700

[commercialmarketing@hallsgb.com](mailto:commercialmarketing@hallsgb.com)

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