



Former Beaman & Sons Premises

46 High Street, Bridgnorth, Shropshire, WV16 4DX

- Attractive single storey retail premises extending to 394 sq ft (36.58 sq m)
- Potential hot food/take-away use, subject to the necessary planning permission
- Sought after High Street location in popular market town of Bridgnorth
- NB: Landlord will not permit use as a butchers

46 High Street

Bridgnorth

LOCATION

Bridgnorth is a prosperous market town in Shropshire, located in close proximity to the Staffordshire border, some 10 miles to the south of Telford New Town and 20 miles southeast of the county town of Shrewsbury.

Bridgnorth has an extensive rural catchment area in addition to its historic and thriving retail core, which is popular with tourists.

The property itself enjoys a prominent position on the High Street immediately adjoining a family owned clothing retailer and a local coffee shop. It is opposite a number of established national occupiers to include WH Smith, Greggs and Boots.

DESCRIPTION

The property comprises a single storey retail premises, which was most recently utilised as a family butchers under the trading name of Beaman & Sons. The accommodation would suit a similar food based use including bakers, delicatessen, sandwich shop etc (although use as a butchers will not be permitted).

The property forms part of an established parade of mixed retail/commercial premises along the High Street and has the benefit of an attractive shop display frontage. The building also retains a number of period character features.

The retail space consists of a single room, which is currently fitted out as a butchers including wash hand basin, extraction system, wooden shelving and tiled floors and walls throughout. Modern WC facilities have been installed to the rear of the shop area.

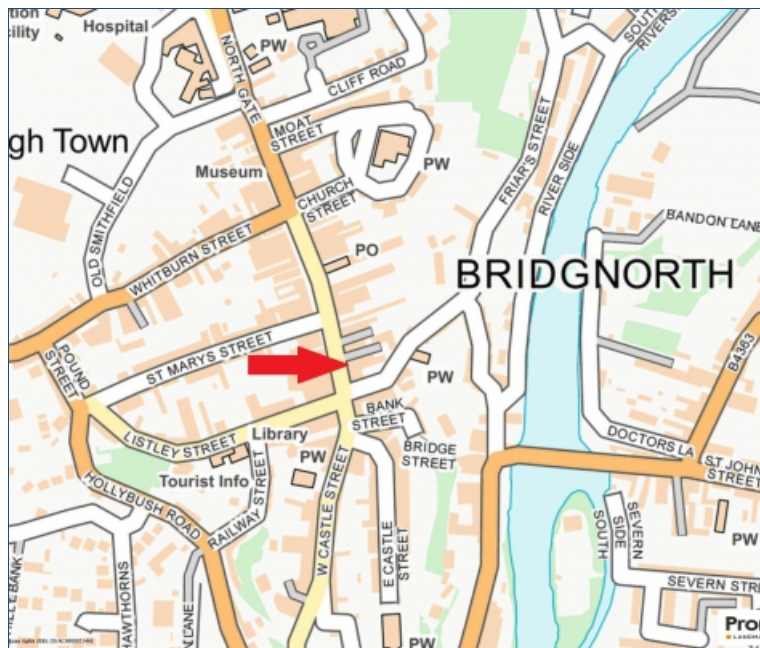
Outside, there is a shared loading area immediately to the front of the shop for deliveries, with some public car parking available along the High Street and elsewhere within the town.

ACCOMMODATION

Retail area	394 sq ft	36.58 sq m
WC facilities		

SERVICES

We understand that all mains electricity, water and drainage are connected to the property. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



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PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority. It should be noted that use of the property as a butchers is prohibited by the landlord.

TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed.

RENT

The asking rent is in the region of £17,500 per annum exclusive.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
Tel: 0345 678 9000

BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £16,750.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available shortly.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

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Email: nathan@andrew-dixon.co.uk

Ref: BNF/4118



Printcode: 2025731

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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