



**FOR SALE - SHOP UNIT WITH RESIDENTIAL ACCOMMODATION PROMINENTLY
LOCATED IN CENTRE OF THE SOUGHT AFTER TOWN OF BRIDGNORTH**

8 BRIDGE STREET, BRIDGNORTH, SHROPSHIRE WV15 6AF

KEY POINTS

757

SQFT

TOTAL GROSS INTERNAL FLOOR AREA



SHOP UNIT WITH RESIDENTIAL
ACCOMMODATION



ONE BEDROOMED RESIDENTIAL FLAT

ALL MEASUREMENTS ARE APPROXIMATE




OFFERS IN REGION OF
£190,000

EXCLUSIVE


FOR SALE

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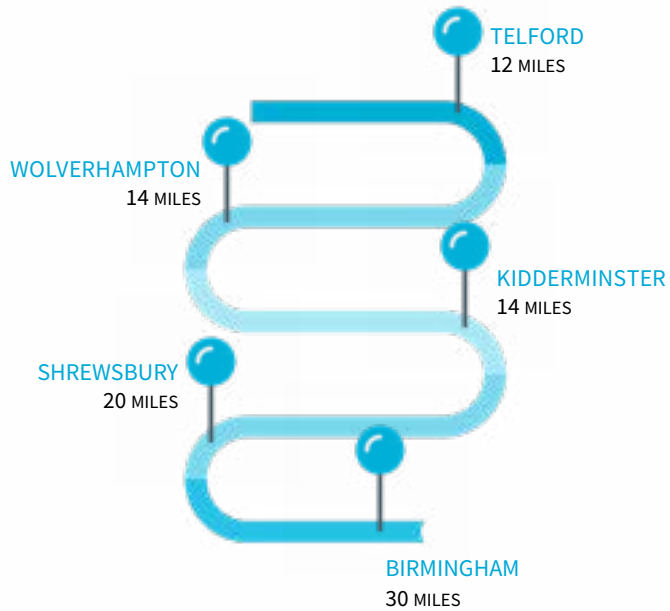
e.studley@hallsgb.com



Commercial Department

 01743 450 700

commercialmarketing@hallsgb.com



LOCATION

The property is prominently located fronting onto Bridge Street in the area of the sought after town of Bridgnorth known as Low Town and is held under the ownership of Title Number SL207802. The property is located in an area of mixed development and within proximity of the River Sever. The property is located in proximity to all local amenities.

The historic riverside town of Bridgnorth (population 12,212) nestles comfortably into the Severn Valley fewer than 30 miles from Birmingham and 20 miles from Shrewsbury. It is split into Low Town and High Town, neatly divided by a huge sandstone cliff and the River Sever.

Located in the county of Shropshire, which borders Wales and is adjacent to the counties of Staffordshire, Cheshire, Herefordshire, Worcestershire and the West Midlands. Bridgnorth is connected to Shrewsbury and Stourbridge by the A458 road, Telford and Kidderminster by the A442 road, and Wolverhampton via the A454 road. The town is 11 miles (18 km) from the M54 motorway at Telford.

Bridgnorth is on National Route 45 of the Sustrans National Cycle Network, which is named the Mercian Way.

There is a great deal of good walking country around Bridgnorth, which is located close to the Shropshire Hills Area of Outstanding National Beauty.



12,212

BRIDGNORTH POPULATION



GOOD
ROAD
FRONTAGE



what3words
plums.community.duties



SHOP UNIT

757

SQFT

TOTAL GROSS INTERNAL FLOOR AREA

DESCRIPTION

The property provides the opportunity to acquire a prominently located retail unit with residential flat in the popular market town of Bridgnorth.

The property comprises a part three, part two and part single storey mid terraced property with a flying freehold over a passageway, providing pedestrian and vehicular access to the rear of the property.

The property is arranged to provide a ground floor lock up shop unit with a Total Net Internal Floor Area of approximately 757 ft sq (70.32 m sq). There is a one bed roomed residential flat on the upper two floors. The property is of traditional construction.

There is potential for further redevelopment of the upper floors of the property, subject to statutory consents.

The property has potential for owner occupation for investment purposes.



ACCOMMODATION

GROUND FLOOR	M SQ	SQ FT
Front Sales	28.98	312
Middle Sales	19.78	213
Stores Area	12.35	133
Stores Area	9.19	99
Toilet		
FIRST FLOOR		
Sitting Room		
Kitchen		
SECOND FLOOR		
Bedroom		
Bathroom		

ALL MEASUREMENTS ARE APPROXIMATE



TENURE

The property is offered for sale freehold with vacant possession.

PLANNING

Prospective purchasers should make their own enquiries.

The ground floor of the property is understood to benefit from planning consent for use class E of the Town and Country Use Classes Order 1987.

The uppers are understood to benefit from Use Class C3 (residential).

The property is understood to be Grade II Listed.

SERVICES

(Not tested at the time of our inspection)

The property is understood to benefit from mains water, electricity, drainage and gas services.

The property has a gas fired central heating.

PRICE

Offers in the region of £190,000 (One hundred and ninety thousand pounds) (Exclusive).

COUNCIL TAX

Non-verbal enquiries have been made to the local authority and the residential accommodation is understood to be Band A.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the transaction.

VAT

The property is understood not to be elected for VAT and therefore VAT not will be payable.

LOCAL AUTHORITY


Shropshire Council

Shirehall

Abbey Foregate

Shrewsbury

SY2 6ND

 0345 678 9000

RATES/EPC

We have made non-verbal enquiries to the local authority and have been advised as follows:

RATEABLE VALUE	RATES PAYABLE	ENERGY RATINGS
£8,000	£3,992	TO ORDER

RATES

EPC - RETAIL UNIT

VIEWING

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

James Evans

07792 222 028

E: james.evans@hallsgb.com

Ellie Studley

07538 912 096

E: e.studley@hallsgb.com

Commercial Department

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