



# Unit 8, Central Court, Bridgnorth, WV16 4DB

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	250	23.23
Ground - Storage	176	16.35
<b>Total</b>	<b>426</b>	<b>39.58</b>

## DESCRIPTION

The property provides a lock up shop unit that provides a Total Net Internal Floor Area of approximately 426 ft sq (39.58 m sq) and forms part of Central Court which comprises of mixed shopping centre comprising of independent and national 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.

## 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 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.

## TERMS

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 internal repairing and Insuring Basis, subject to service charge provisions.

## PLANNING

Prospective tenants should make their own enquiries

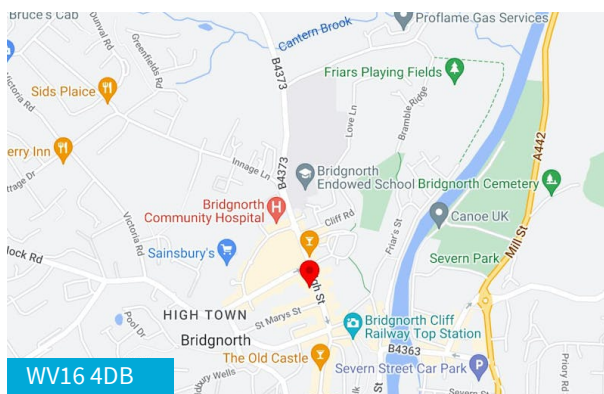
The property is understood to benefit from planning consent for Use Class E of The Town and Country Use Classes Order.

## 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 WC and kitchen facilities that serve the Central Court as a whole.



## Viewing & Further Information

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