



Link-detached Premises at 12 Northgate Bridgnorth, Shropshire, WV16 4ER

- Link-detached two-storey offices extending to approx. 750 sq ft (69.68 sq m)
- Recently refurbished internally to a high standard
- 5 individual, well presented offices with modern kitchen and WC facilities
- May suit alternative retail uses
- Centrally located within Bridgnorth town centre
- It should be noted that Astbury Accountants Limited business is not affected

Offices 12 Northgate Bridgnorth

LOCATION

The property is located in the prosperous market town of Bridgnorth in Shropshire. The town lies in close proximity to the Staffordshire border, some 10 miles to the south of central Telford and 20 miles southeast of the county town of Shrewsbury. Bridgnorth has an extensive rural catchment area and incorporates an attractive and historic retailing core, whilst also being very popular with tourists.

The property itself enjoys a prominent roadside position at the top of Bridgnorth High Street, being situated on Northgate just off the roundabout junction for the High Street, Old Smithfield, and the B4373. It is next to the Catholic Church of Saint John the Evangelist to the west with residential development to the east, and is directly opposite Bridgnorth Community Hospital and TFM Farm & Country Superstore.

DESCRIPTION

The property is an attractive, link-detached commercial premises of rendered brick construction beneath a multi pitched, tiled roof. The accommodation has recently been refurbished and provides modern and manageable office space arranged over two floors, whilst retaining some of the original character features of the historic building.

The property is accessed via a walkway to the southern elevation, leading to the main pedestrian entrance door.

The accommodation comprises a generous reception area on the ground floor, off which there are two general offices and a small consultation room. Stairs from the reception lead to the first floor, where there are two further offices off the landing area, together with kitchen and WC facilities and a storage cupboard.

The offices benefit from carpeted floors, LED spotlights and gas central heating with wall-mounted radiators, as well as recently installed network cabling and switch.

ACCOMMODATION

Ground floor overall	451 sq ft	41.90 sq m
First floor overall	299 sq ft	27.78 sq m
Total Area	750 sq ft	69.68 sq m

PLANNING

The property currently has planning permission for Class E use of the Town and Country Planning (Use Classes) Order 1987 (as amended).



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SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

TENURE

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

RENT

The asking rent is £13,000 per annum exclusive.

BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £9,200.

VAT

All figures quoted herein of exclusive of VAT, which may be chargeable at the prevailing rent. We understand that there is not VAT payable on the rent for the property.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D-81.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

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

Contact: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/4160



Printcode: 2025115

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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