Lot 23, 44-45 High Street and, 99 Cartway, Bridgnorth, Shropshire WV16 4DX

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)



Freehold Retail and Leisure Investment

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Property Information

Freehold Retail and Leisure Investment

- Includes 4 retail units and 3 flats
- Substantial fully let commercial units
- Prominent corner position at the junction of High Street and Cartway
- Historic and affluent market town
- Close to Central Court Shopping Centre and the popular Bridgnorth Cliff Railway
- Nearby occupiers include Boots, Greggs, Costa Coffee, Tesco Express, Specsavers and Holland & Barrett

Lot
23

Auction
10th December 2026

Rent
£53,288 per Annum Exclusive

Status
Available

Sector
Retail, Leisure

Auction Venue
Live Streamed Auction

Location

Miles	26 miles north west of Birmingham, 15 miles south west of Wolverhampton, 12 miles south of Telford
Roads	A458, A442, A454
Rail	Telford Railway Station
Air	Birmingham International Airport

Situation

Bridgnorth is a popular and historic Shropshire market town located on the River Severn. The property occupies a prominent corner position on the eastern side of High Street, the town's principal retailing thoroughfare, at its junction with Cartway and close to Central Court Shopping Centre. Nearby occupiers include Boots, Greggs, Costa Coffee, Tesco, Specsavers and Holland & Barrett.

Tenure

Freehold.

EPC

Please refer to the Tenancy Schedule.

Description

The property comprises a prominent corner building providing three ground floor retail units and restaurant accommodation on the first and second floors and three residential self-contained flats on the second floor.

VAT

VAT is applicable to this lot.

DISCLAIMER
These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Tenancy & Accommodation

Address	Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)	EPC
44a High Street	Lower Ground	Retail	54.30	(584)	INDIVIDUAL t/a Simply Pawfect	6 years from 01/02/2023	£9,588	31/01/2026 (31/01/2029)	D
44 High Street/99 Cartway	Ground First	Retail Retail	38.00 22.10	(409) (238)	IVAPE LTD (CRN 11647235) (1)	3 years from 01/07/2025	£5,400	(30/06/2028)	C
44-45 High Street	First Second	Restaurant Ancillary	131.40	(1,414)	INDIVIDUAL t/a The Fat Olive	15 years from 05/04/2016	£16,000	(04/04/2031)	See Legal Pack.
45 High Street	Ground Basement	Retail Ancillary	40.80 17.20	(439) (185)	THE HIDEOUT COCKTAIL LOUNGE LTD (CRN 15034931) (2)	6 years from 20/12/2024	£22,000	20/12/2027 - RPI linked (19/12/2030)	B
Flat A, 44 High Street/99 Cartway	Second	Residential	-	-	INDIVIDUALS	125 years from 19/03/2019	£100	(18/03/2144)	See Legal Pack.
Flat B, 44 High Street/99 Cartway	Second	Residential	-	-	INDIVIDUALS	125 years from 01/01/2019	£100	31/10/2044 - 25 yearly RPI linked reviews (31/12/2143)	See Legal Pack.
Flat C, 44 High Street/99 Cartway	Second	Residential	-	-	INDIVIDUALS	125 years from 01/01/2018	£100	11/12/2044 - 25 yearly RPI linked reviews (31/12/2142)	See Legal Pack.
Total Approximate Commercial Floor Areas			**303.80**	**(3,269)**			**£53,288**		

(1) As for 44 High Street, IVAPE Ltd (CRN 11647235) was incorporated in 2018 and is a specialist retailer of electronic cigarettes, e-liquids and vaping accessories. The tenant has the option to determine the lease upon serving 6 months notice period on 01/01/2027.
(2) As for 45 High Street, The Hideout Cocktail Lounge Ltd (CRN 15034931) was incorporated in 2023 and operates an independent cocktail bar specialising in cocktails, wines and locally sourced drinks. The tenant has the option to determine the lease upon serving 6 months notice period on 20/12/2027.


MAPLE
Except for access
COFFEE


& SONS
Coffee at d'Arcy's
Fat Olive
THE HIDEOUT
Fresh Fro
Crystals Jewellery


BEAMAN & SONS
3t
mgw
Except for access

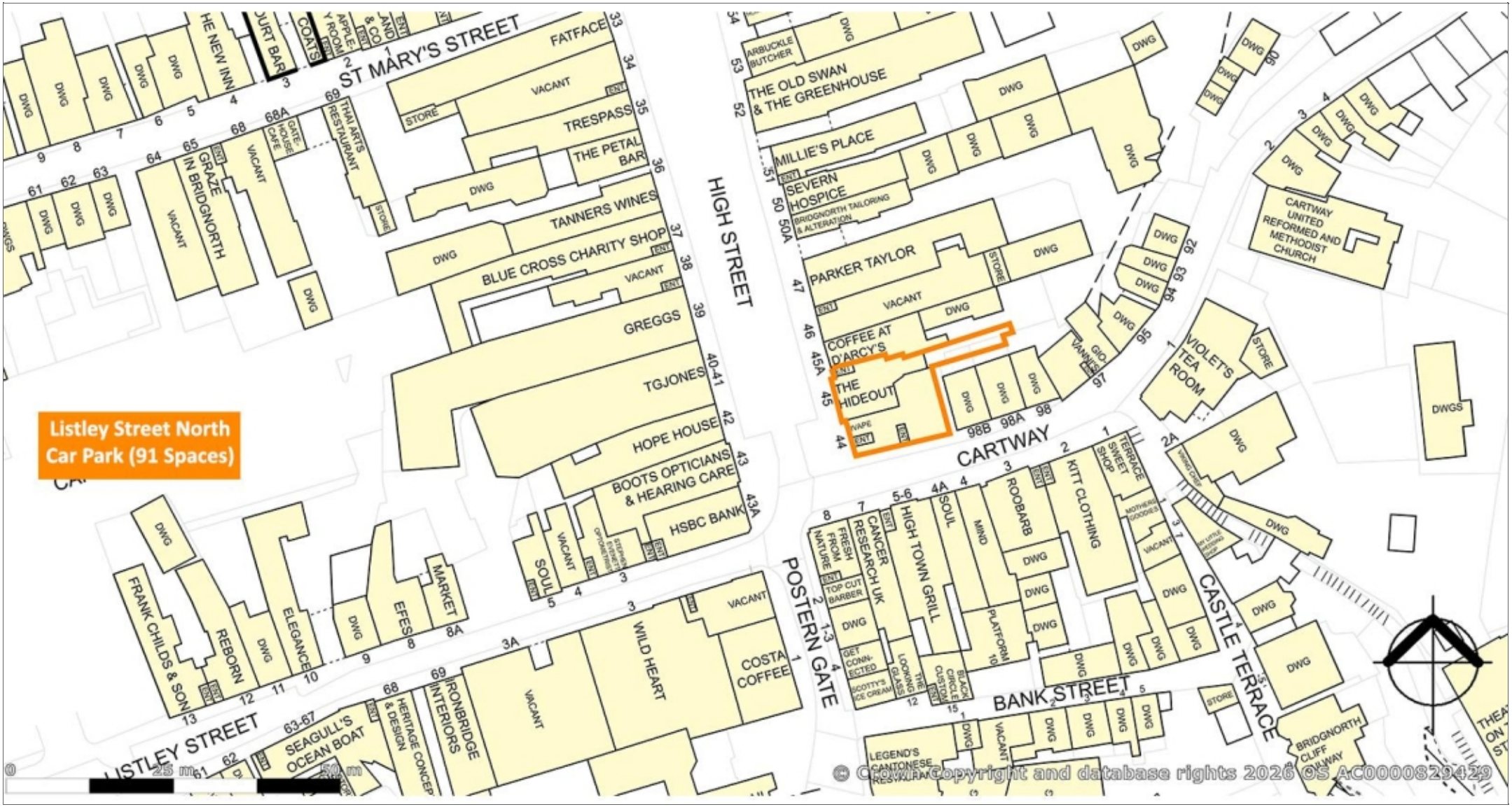

Parker taylor
CANCER RESEARCH
T G Jones
K21 RPS
AP20 PUB


Coffee at d'Arcy's
Fat Olive
THE HIDEOUT
iVAPE


kitt
Designer & Surf Wear


NO
ENTRY
Waterloo Terrace


3 t
m g w
Except for access
COFFEE
ICE CREAM


ST MARY'S STREET
HIGH STREET
CARTWAY
POSTERN GATE
CASTLE TERRACE
BANK STREET
LISTLEY STREET
Listley Street North
Car Park (91 Spaces)
FATFACE
VACANT
TRESPASS
THE PETAL BAR
TANNERS WINES
BLUE CROSS CHARITY SHOP
GREGGS
TGJONES
HOPE HOUSE
BOOTS OPTICIANS & HEARING CARE
HSBC BANK
THE OLD SWAN & THE GREENHOUSE
MILLIE'S PLACE
SEVERN HOSPICE
PARKER TAYLOR
COFFEE AT D'ARCY'S
THE HIDEOUT
CARTWAY UNITED REFORMED AND METHODIST CHURCH
VIOLET'S TEA ROOM
KITT CLOTHING
ROOBARB
HIGH TOWN GRILL
CANCER RESEARCH UK
WILD HEART
COSTA COFFEE
IRONBRIDGE INTERIORS
SEAGULL'S OCEAN BOAT
FRANK CHILDS & SON
REBORN
ELEGANCE
EFES
MARKET
THAI ARTS RESTAURANT
GRAZE IN BRIDGNORTH
THE NEW INN
COURT BAR
BRIDGNORTH CLIFF RAILWAY
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2026