

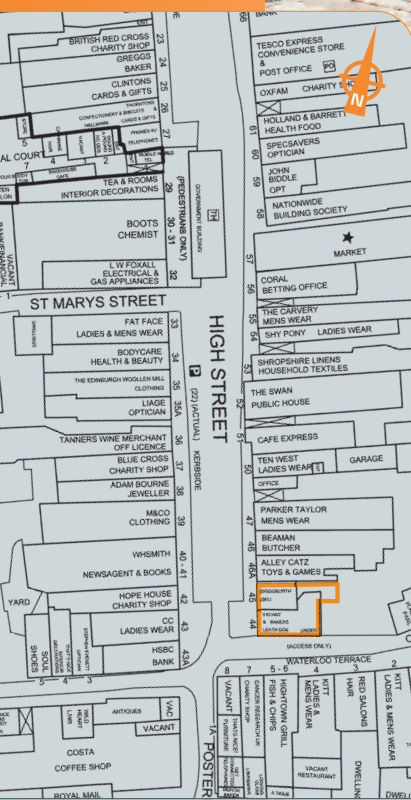
lot 81

44-45 High Street & 99 Cartway
Bridgnorth, Shropshire WV16 4DX

Rent
£14,583.38
per annum
exclusive with
1,855 sq ft
offered with
vacant
possession

Freehold Retail and Leisure Investment

- Prominent High Street location
- Located in popular Shropshire town
- Asset management potential (subject to consents)
- Nearby occupiers include WH Smith, M&Co, Prezzo and Fat Face.



Location

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

Situation

Bridgnorth is a popular market town located on the River Severn some 15 miles south-west of Wolverhampton. The property occupies a prominent corner position on the eastern side of the High Street at its junction with Cartway. Nearby occupiers include WH Smith, M&Co, Prezzo and Fat Face.

Description

The property comprises a prominent corner building currently arranged as three ground floor retail units with a restaurant on first and second floors. The property benefits from a three bedroom flat on the second floor which is accessed via 44 High Street/99 Cartway.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
44-45 High Street	First Second	Restaurant Restaurant	131.4 sq m (1,414 sq ft)	INDIVIDUAL (t/a Casa Ruiz)	15 year lease from 05/04/2016 until 04/04/2031	£14,583.38	05/04/2021 05/04/2026
45 High Street	Ground Basement	Retail Ancillary	40.8 sq m (439 sq ft) 17.2 sq m (85 sq ft)	VACANT POSSESSION			
44 High Street / 99 Cartway	Upper Ground First Second	Retail Ancillary Residential	38.0 sq m (409 sq ft) 22.1 sq m (238 sq ft) Three Bedroom Flat	VACANT POSSESSION			
44a High Street	Lower Ground	Retail	54.3 sq m (584 sq ft)	VACANT POSSESSION			
Total Commercial Area			303.80 sq m (3,269 sq ft)			£14,583.38	

(i) Casa Ruiz is a Spanish restaurant who have been in occupation since 2009.

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