

Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property

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Freehold Investment Sale

52 High Street, Bridgnorth, Shropshire, WV16 4DX

Freehold Investment Sale - Existing Business Unaffected - Licensed Property - Bridgnorth Town Centre - £550,000.



Key Features

- Highly attractive landmark recently refurbished building with High Street location.
- Extensive bar and restaurant with a total of 100 covers on ground floor.
- Excellently developed external trading terrace for in excess of 100 customers.
- Established bar /restaurant on busy circuit. Business unaffected.
- Let on 5 year lease expiring June 2029 at a rent of £32,500 pa., increasing to £37,500 pa., from July 2025., thereafter annual stepped rent increases to £40,000 pa and £45,000 pa...

Location

The property is located in the centre of High Town, Bridgnorth with a frontage to the main retail High Street and on the bar and restaurant circuit. Bridgnorth is a bustling market town, attracting many visitors all year round. The town is situated approximately 30 miles to the west of Birmingham and has a population of just over 12,000 people (2021 Census).

Description

52 High Street is an imposing landmark 4 storey Grade II listed black and white building. The property has a small patio adjoining the main entrance and in addition the operation has the benefit of a large well developed and landscaped external paved trading terrace to the rear.

[Google Street View](#)

[View Virtual Tour](#)

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Accommodation

Ground floor: Front lobby from High Street leading to the open plan elongated trading area including front bar with seating for circa 30 customers leading to the main restaurant featuring circa 70 covers and sliding and folding patio doors to the large external terrace. The trading area is very well designed and refurbished, and is air conditioned.

First Floor: Stairs to the rear of the trading area lead to the first floor and the customer lavatories. A separate staircase for staff leads from the restaurant to the catering kitchen with adjoining cold store, fridge freezer area, wash up, plant room, stock room and office. In addition there is an area to the front of the building comprising 3 rooms which are disused.

Second floor and Third floor: Additional disused accommodation is at second and third floor to the front of the building.

Basement: Cellar & stores.

Outside: Large excellently developed trading terrace with a range of seating for in excess of 100 customers, Jumbrellas, supporting outside bar servery with cellar, customer lavatories and storage.

Tenure

The property is held freehold. The property is let to Cocktail Club Ltd on 5 year internal repairing and insuring lease expiring on 30th June 2028 at a current rent of £32,500 pa., increasing to £37,500 pa., from 1st July 2025.. Thereafter there are stepped rent increases to £40,000 pa. from 1st July 2026 and £45,000 pa. from 1st July 2027. The permitted user is

Class E.

Services

All mains services are connected to the property.

Licences

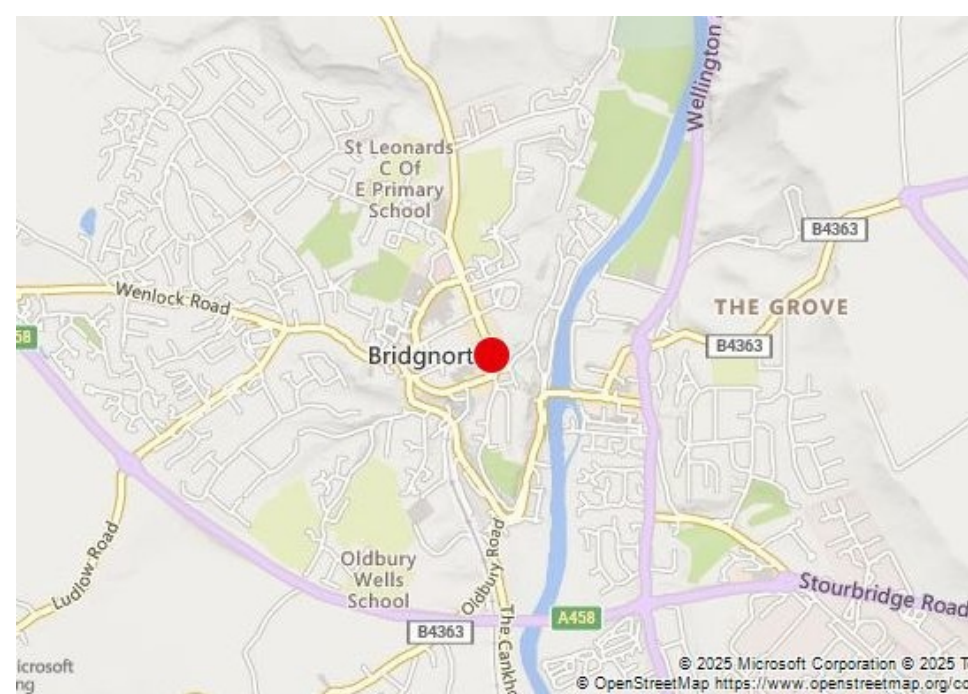
The property benefits from a Premises Licence permitting the sale of alcohol from Sunday to Wednesday 08:00 hrs to 00:00 hrs and Thursday to Saturday 08:00 hrs to 01:00 hrs inclusive.

Town and Country Planning

The property is a Grade II listed building and lies within the Bridgnorth Conservation Area.

Fixtures and Fittings

The fixtures and fittings are currently owned by the occupational tenant.





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GROSS INTERNAL AREA
TOTAL: 582 m²/6,268 sq.ft
BASEMENT: 69 m²/739 sq.ft, GROUND FLOOR: 209 m²/2,246 sq.ft
FIRST FLOOR: 224 m²/2,416 sq.ft, SECOND FLOOR: 42 m²/456 sq.ft
THIRD FLOOR: 38 m²/411 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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Business Rates

The rateable value is £39,500.

EPC

An EPC will be made available to inspect. The property has an EPC rating of Band B.

Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to book a viewing please contact:

Matthew Phillips

0121 353 2757 or matt@matthewphillipssurveyors.co.uk

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