

TO LET

5-6 Waterloo Terrace,
Bridgnorth, Shropshire,
WV16 4EG

Town Centre Retail Unit



- **Benefits from Take-away / Restaurant planning use**
- **Prominent Ground Floor Unit.**
- **Close to Greggs, Costa Coffee and HSBC.**
- **Busy tourist town.**
- **Ground floor NIA 1,249 sq. ft**

LOCATION

The premises are prominently situated within Bridgnorth town centre, front onto Waterloo Terrace and lie adjacent to the junction with High St. Bridgnorth is a busy tourist location that attracts over 350,000 visitors per year.

DESCRIPTION

The premises comprise of a ground floor retail unit that is currently fitted out as a fish & chip shop take-away that benefits from eat-in facilities for 42 diners. To the rear is a preparation area, rear store and appropriate staff facilities. There is a basement that offers additional storage space and a rear yard area that leads to Bank St that allows for delivery access.

ACCOMODATION

The premises comprise of the following dimensions.

Shop Frontage:	5.26m	17 ft 3in
Max Internal width:	6.75m	22ft 2in
Shop depth:	12.18m	40ft
Retail area:	74.9 sq m	806 sq ft
Preparation Area:	21.57 sq m	232 sq ft
Store/staff room:	15.87 sq m	171 sq ft
Basement:	62.4 sq m	671 sq ft
External store:	3.7 sq m	40 sq ft

TENURE

The properties are available to let on a new fully repairing and insuring leases, terms to be agreed.

GUIDE RENT

£32,500 per annum.

BUSINESS RATES

The premises are listed with Shropshire District Council, have a Rateable Value of £21,750. Business Rates Payable are £10,853pa

EPC

The Energy Performance Certificates can be made available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is not payable on the rent.

BUSINESS EQUIPMENT

Should the ingoing tenant wish to continue operating the existing business, the business equipment can be acquired by separate negotiation.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

SECURITY

It is likely that the Landlord will require a security deposit and/or personal guarantee by way of security from the successful applicant.

VIEWINGS

Strictly by appointment with the Sole Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**


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