

FOR SALE

BAR/RESTAURANT PREMISES



HIGH STREET, IRONBRIDGE, TF8 7AD

- Prominently located in tourist town of Ironbridge
- Planning Use E Suitable for a variety of uses STP
- 1,938ft² (180.19m²) to include Bar, Restaurant and Commercial Kitchen
- Outside seating area

LOCATION

The property is located in the centre of the historic town of Ironbridge fronting the High Street and within walking distance of the Ironbridge Gorge Museums and the River Severn. The town is a popular tourist location with many local amenities. Ironbridge is located approximately 5 miles south of Telford Town and approximately 9 miles from the Town of Bridgnorth.

DESCRIPTION

The property benefits from a generously glazed frontage with the ground floor fitted out with a bar and restaurant area served by a commercial kitchen and toilets. The first floor offers further seating area.

There is an outside area suitable for further seating arrangements.

ACCOMMODATION

Description	SQFT	SQM
Restaurant/Bar	1,316	122.31
Kitchen/Office	215	20.01
W.C Area	119	11.07
First Floor	288	26.80
TOTAL	1,938	180.19

RATING

The Valuation Office website lists the property with a rateable value of £22,750 effective 1st April 2023.

TENURE

The freehold interest is for sale with the benefit of vacant possession.

VAT

We understand that no VAT will be charged on the sale price.

ASKING PRICE

Offers are invited in excess of £325,000 for the freehold interest with vacant possession.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

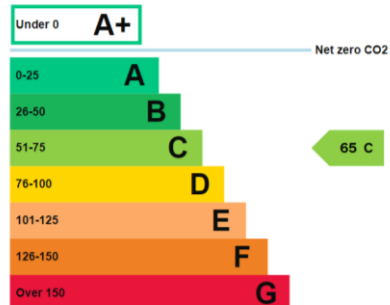
Viewings by appointment only. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 5175. Ask for Neil Hazlehurst neil@firstcity.co.uk

EPC

Energy Performance Asset Rating: C

Energy rating and score

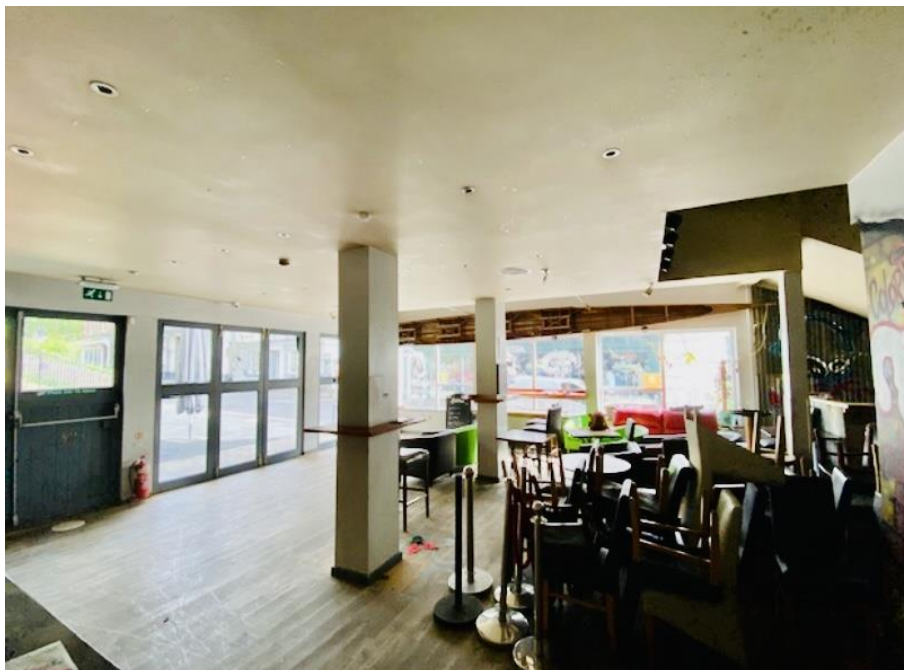
This property's current energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

INTERIOR



LOCATION PLAN



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

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