

TO LET
OFFICE PREMISES



**OFFICE SUITE 6, SMITHFIELD CENTRE
WHITBURN STREET
BRIDGNORTH
WV16 4QN**

- Office unit in prominent location in centre of Bridgnorth
- Approximately 111.48 m² (1,200 ft²)
- EPC rating D85

LOCATION

The Smithfield Centre fronts onto Whitburn Street at the north edge of the Town Centre close to the Sainsburys retail development. The property is opposite the junction between Whitburn Street and Old Smithfield. At this point Whitburn Street becomes part of the one way system which leads into the north end of High Street.

Bridgnorth is located in south Shropshire and is a popular historic tourist market town situated approximately 20 miles south east of Shrewsbury by the A458, Telford is approximately 20 miles north west with access via the A442 and Wolverhampton City Centre is approximately 15 miles to the east via the A458. Birmingham is approximately 30 miles to the east.

DESCRIPTION

First floor office premises suitable for alternative uses subject to the relevant consent. Internally the property offers a combination of cellular and open plan accommodation which could be adapted to suit prospective tenants requirements.

ACCOMMODATION

The gross internal area is approximately 111.48m² (1,200 ft²) plus shared toilet and kitchen facilities.

TENURE

The premises are available to let by way of a new lease. Lease terms are available upon request.

SERVICES

We understand that mains electricity, water and drainage are connected to the property. Electric heating.

BUSINESS RATES

The rateable value of the premises is £5,300.

LEGAL COSTS

All parties to bear their own legal costs. Potential occupiers will be expected to meet the Landlord's legal fees should they withdraw after solicitors have been instructed.

RENTAL

Rental offers based on £12,500 pa plus a service charge to cover insurance and external repairs. We understand that VAT will not be chargeable.

VIEWINGS

Strictly through the sole letting agent First City 'The Property Consultancy' on 01902 710999 or via email chris@firstcity.co.uk. Please quote reference 5479.

LOCATION PLAN



ADDITIONAL IMAGES



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