

Selection of Completed Deals week ending January 27th, 2012

## Shrewsbury Office

### Sitka House, Shrewsbury Business Park, Shrewsbury, SY2 6LG

Located amongst a mix of professional and business occupiers, Sitka House on Shrewsbury Business Park provides approximately 4,500 sqft (418 sqm) of high quality office accommodation with ample on-site car parking over its two floors. The property had been extensively refurbished to a high standard and provided a mix of open plan and private offices with meeting rooms on both floors.

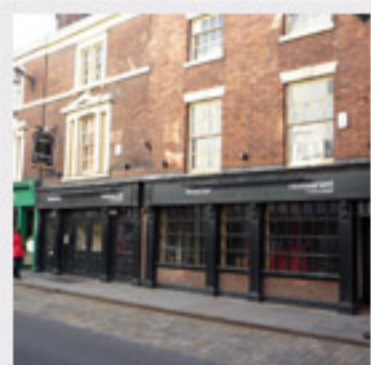


The first floor of the property which extends to approximately 2,255 sqft (209 sqm) has been occupied by Eggersmann Masias Limited who TSR previously first became aware that they were seeking premises in Shrewsbury approximately 12 months ago. Toby Shaw of TSR commented "It has been a long yet worthwhile process concluding this letting but that is symptomatic of the current commercial property market at present and we are delighted that we have managed to secure a letting of part of this premises following DEFRA's vacation on the 25th December 2011, so allowing only a short void period for our clients and minimising any costs to the Landlord. We understand that this new letting should result in various new roles being brought to Shrewsbury and we hope to secure a tenant for the ground floor within the coming months of this high specification office building."

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### High Street, Shrewsbury, SY1 1SF

Elsewhere in Shrewsbury, TSR have completed a letting to the Gondola Group trading as 'Zizzi' who will be bringing their own Italian style ristorante to premises on the High Street formerly occupied by Beso Beso. The property is currently undergoing an extensive fit out program prior to the planned opening in March/April this year.



Providing approximately 2,900 sqft (269 sqm) on the ground floor, with an additional seating area on the first floor, TSR began negotiations with the restaurant group over 12 months ago and following various works by the Landlord are now delighted to have agreed this deal. Iain Mills of TSR commented "This is a welcome addition to Shrewsbury Town Centre which should complement the existing restaurant/leisure operators and will also benefit the other occupiers on the High Street. We have seen a slight upturn in retailer's confidence in Shrewsbury with other deals being completed at Roushill and Market Street recently and we are continuing to receive enquiries on other retail properties being marketed in Shrewsbury, though this highlights the location specifics of the retail sector with other Shropshire market towns still feeling the effects of the current economic maelstrom."

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## Telford Office

### The Buttermarket, Howard Street, Shrewsbury, SY1 2LF

Acting jointly with the Birmingham office of Lambert Smith Hampton, the Telford office of TSR have sold the well known Buttermarket Nightclub in Shrewsbury.



Craig Henn who handled the sale said "As expected, the property generated a considerable level of interest. The property extended to approx 18,600 sqft over 3 floors together with external car park/patio area and has been sold off an asking price of £325,000 to a local businessman. Details of the proposed use will be published in the local newspapers shortly!"

The Vendor was represented by Matthew Arnold & Baldwin in London, with the Purchaser being represented by Andrew Evans of Lanyon Bowdler in Shrewsbury.

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### 62 High Street, Dawley, Telford TF4 2EX

Acting jointly with Barbers Commercial, the Telford office of TSR report the successful letting of shop premises in Dawley.



62 High Street has been let for use as a fish pedicure spa. The premises form part of the former Ladbrokes betting office situated below Tranter Lowe Accountants and extend to approx 446 sqft. The remaining 782 sqft of shop premises are completely self contained and are available To Let off an asking rent of £11,500 per annum with further details available from either Craig Henn of TSR or David Lowe of Barbers Commercial. David Rayment of FBC Manby Bowdler acted on behalf of the Landlord.

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