

TO LET

TSR

TOWLER SHAW ROBERTS

NEWLY REFURBISHED FIRST FLOOR OFFICES IN PROMINENT TOWN CENTRE LOCATION



SUITE 1

WINCHESTER HOUSE

9 ST MARY'S STREET

SHREWSBURY

SHROPSHIRE

SY1 1EB

- Well-appointed first floor office suite extending to approximately 203 sqft (18.92 sqm).
- Forming part of an attractive Grade II Listed building in the heart of Shrewsbury Town Centre close to public parking and amenities.
- Providing flexible and easily manageable accommodation available for immediate occupation.
- Available to let on a new lease. Rent: **£3,500** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property occupies a prominent position fronting St. Mary's Street in an attractive part of the historic Town Centre of Shrewsbury being a short walking distance from the main retail area of Pride Hill and with pay and display car parking nearby.

Shrewsbury is the historic County Town and main administrative centre of Shropshire and is located at the intersection of the main A5 and A49 trunk roads approximately 12 miles west of Telford, 45 miles North West of Birmingham and 45 miles south of Chester.

Description

The offices form part of an attractive Grade II Listed building and are approached via an entrance off St Mary's Court.

These newly refurbished premises offer easily manageable first floor office accommodation extending to approx. 203 sqft (18.92 sqm) comprising two inter-connecting rooms having the benefit of fitted carpeting/vinyl floor covering throughout and good natural lighting.

Shared toilet and kitchenette facilities are also available on the first floor.

Accommodation

	Sqft	Sqm
Reception/Office	86	8.03
Main Office Area	117	10.89
Total	203	18.92

Services (Not Checked or Tested)

Mains water, electricity and drainage services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The property is available To Let on a new Tenant's apportioned full repairing and insuring lease on terms to be agreed.

The lease is to be contracted outside the security of tenure provisions of the Landlord Tenant Act 1954.

Rent

£3,500 per annum exclusive, payable quarterly in advance.

Energy Performance Rating

Energy Performance Asset Rating: TBC

Business Rates

To be assessed

Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.



For Reference purpose only

Scale: Not to Scale

Legal Costs

The incoming Tenant will be responsible for payment of the Landlord's reasonable legal costs including Stamp Duty and VAT in connection with the grant of the Lease.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 678 9000.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord has not elected to charge VAT on the property at the present time.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the Sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

May 2023

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216

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Important Notice

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