

TO LET

TSR

TOWLER SHAW ROBERTS

MODERN SECOND FLOOR OFFICES IN PROMINENT TOWN CENTRE LOCATION



SECOND FLOOR OFFICE SUITE

2-3 WYLE COP
SHREWSBURY
SHROPSHIRE
SY1 1UT

- Well-appointed second floor office suite extending to approximately 870 sqft (80.87 sqm).
- Modern accommodation forming part of an attractive Grade II Listed Building and providing 4 individual office rooms with kitchenette and toilet facilities.
- Convenient location in the heart of Shrewsbury Town Centre within walking distance of the main retail area of Pride Hill and public car parks.
- Available to let on a new lease. Rent: **£7,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a prominent location front Wyle Cop, close to the end of the High Street which links onto Pride Hill, the prime retail area and within walking distance of a variety of public car parks.

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

Forming part of this attractive 4 story multi-occupied period building, the second-floor office suite provides well-appointed accommodation extending to approx. 870 sqft (80.87 sqm) and benefits from good natural lighting. The property is fitted out to a modern standard, benefitting from a mixture of carpeted flooring and painted boarded flooring, fluorescent strip lighting and gas fired radiator central heating.

The suite comprises four individual office rooms with separate kitchenette and toilet facilities, and having separate ground floor access from Wyle Cop.

Accommodation

	Sqft	Sqm
Front Office 1	26.26	282
Front Office 2	26.25	282
Rear Office 1	14.64	158
Rear Office 2	8.97	97
Kitchenette	4.75	51
Separate W/C		
Total	80.87	870

Services (Not Checked or Tested)

Mains water, electricity, gas 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.

Rent

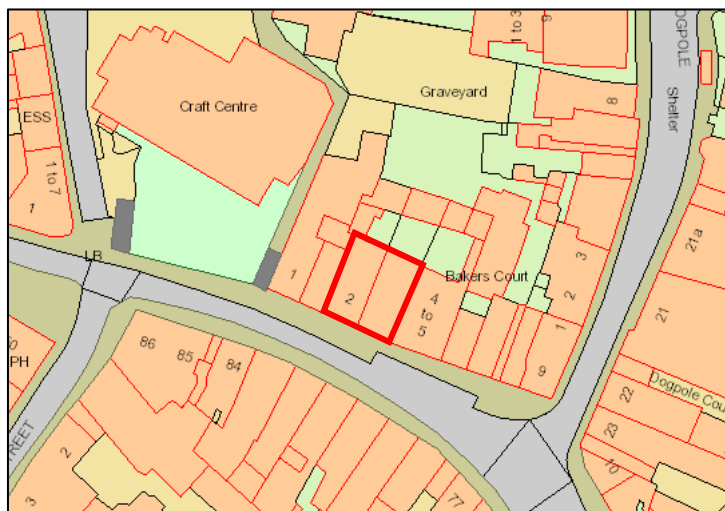
£7,000 per annum exclusive, payable quarterly in advance.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Offices and premises
Current Rateable Value – £7,700

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Asset Rating: D (96)

Planning

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

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

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 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

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."