

# TO LET

# TSR

TOWLER SHAW ROBERTS

## GROUND FLOOR OFFICE SUITE IN PROMINENT TOWN CENTRE LOCATION



**SUITE 1, OLD GRAMMAR  
SCHOOL HOUSE**

**SCHOOL GARDENS**

**SHREWSBURY**

**SHROPSHIRE**

**SY1 2AJ**

- Well-appointed ground floor office suite extending to approx. 401 sqft (37.25 sqm) forming part of an attractive Grade II Listed building.
- Spacious accommodation comprising an open plan office with large storage room.
- Convenient Town Centre location adjoining the public library, only a short walking distance from the main retail area of Pride Hill and the railway station.
- Available to Let on a new Lease. Rent: **£4,500** per annum exclusive.

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

The property occupies a convenient location within the historic part of Shrewsbury Town Centre adjoining the Public Library and being within a short walking distance of the main retail area of Pride Hill and the two covered Shopping Centre. The property is also close to Shrewsbury Castle and the main Railway Station in an established mixed commercial and residential area.

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

Located on the ground floor of this attractive Grade II Listed building of traditional brick construction the suite extends in total to approx. 401 sqft (37.25 sqm) providing open plan office accommodation with separate storage room.

The office is located to the front of the property and boasts an attractive bay window overlooking school gardens.

## Accommodation

	SQFT	SQM
Open Plan Office		
Storage Room		
<b>TOTAL</b>	<b>401</b>	<b>37.25</b>

## Services (Not Checked or Tested)

It is understood that mains water, electricity and drainage services are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

## Tenure

The premises are available To Let on a new 3 year Lease or multiples thereof on a Tenant's pro-rata full repairing and insuring basis by way of Landlord's service charge subject to three yearly upward only rent reviews.

## Rent

**£4,500** per annum exclusive, payable quarterly in advance.

## Service Charge

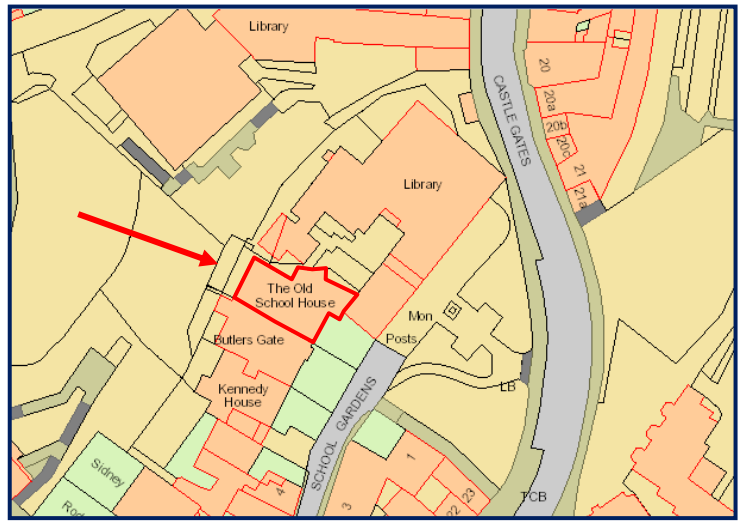
There is a Landlord's service charge payable to cover the maintenance and running costs of the communal areas of the property. Further details are available from the Letting Agents upon request.

## Planning

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

## Energy Performance Rating

Energy Performance Asset Rating: E (124)



For Reference purpose only

Scale: Not to Scale

## 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  
Rateable Value – £4,450

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.

## Local Authority

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

## Legal Costs

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

## 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.

## 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 Fax: 01743 243999

Also at

## Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE  
Tel: 01952 210222 Fax: 01952 210219

Also at

## 4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA

Tel: 01902 421216 Fax: 01902 426234

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## Important Notice

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