

# TO LET

# TSR

TOWLER SHAW ROBERTS

## WELL-APPOINTED 2-STOREY OFFICE PREMISES WITH ON-SITE CAR PARKING IN ATTRACTIVE COURTYARD SETTING



**THE HAYLOFT**  
**CONDOVER MEWS**  
**BUSINESS PARK**  
**CONDOVER**  
**SHREWSBURY**  
**SY5 7BG**

- Well-appointed and newly refurbished 2-storey office premises extending to approx. 721 sqft (66.92sqm) comprising main open plan office, meeting room, fitted kitchen, storeroom, separate WC with fitted shower.
- Attractive accommodation with modern facilities having carpeted floors and gas fired central heating with 5 car parking spaces.
- Set in a charming courtyard setting in a pleasant rural village approx. 2 miles from A49 trunk road and 5 miles south of Shrewsbury.
- Available To Let by way of a Lease Assignment at nil premium. Current passing rent: **£8,500** per annum exclusive.

**Call 01743 243900**  
[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

Condover Mews Business Park is situated within the heart of the popular and attractive village of Condover approximately 5 miles south of Shrewsbury Town Centre and 2 miles from the main A49 Trunk Road and 3 miles from the A5 By-pass.

The Business Park comprises a number of converted and refurbished buildings which have been sympathetically restored to provide various office suites within an attractive courtyard setting.

## Description

"The Hayloft" is an attractive two-storey period building of traditional brick construction beneath a tiled roof and provides a ground floor reception foyer with fitted kitchen and separate WC with shower cubicle. The first floor comprises a main open plan office and separate meeting room with both internal and external staircase access. The property is well appointed having been newly refurbished approximately 12 months ago having the benefit of carpeted floors, LED lighting and gas fired radiator central heating.

The premises include 5 car parking spaces within the courtyard area.

## Accommodation

	<u>Sqft</u>	<u>Sqm</u>
<b>Ground Floor</b>		
Reception Foyer		
Fitted Kitchen	76	7.04
Storeroom		
W.C. with shower cubicle		
<b>First Floor</b>		
General Open Plan Office	387	35.94
Meeting Room	258	23.94
<b>Total</b>	<b>721</b>	<b>66.92</b>

## 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 held on Lease for a term of 5 years from 14<sup>th</sup> October 2022 on a Tenant's full repairing and insuring basis (limited by reference to a schedule of condition). The current passing rent is £8,500 per annum exclusive.

Assignment of the existing Lease is subject to the Landlord's prior consent. A new lease may also be considered.

## Rent

**£8,500** per annum exclusive

## Service Charge

There is a service charge applicable to the management of the Business Park for the maintenance and upkeep of the common areas and facilities. This includes CCTV provision, landscaping, refuse disposal and contribution to a sinking fund. Further details are available from the Letting Agents on request.

## TSR House

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

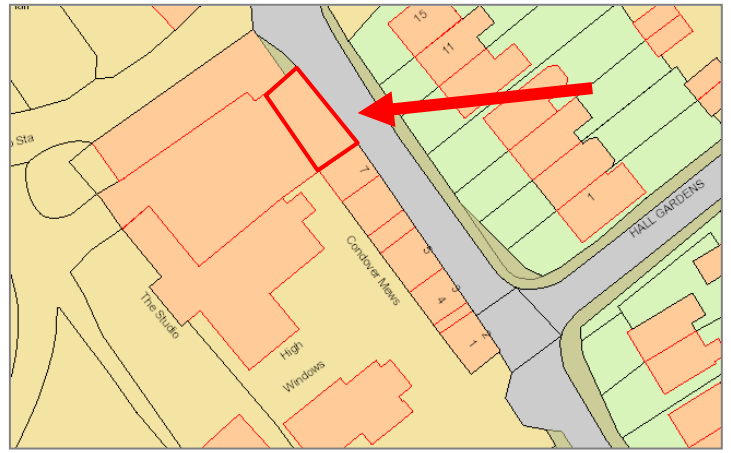
Also at

**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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For Reference purpose only

Scale: Not to Scale

## Energy Performance Certificate

Energy Performance Rating: D 88

## 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 – £7,400

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.

## Planning

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

## Local Authority

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

## Legal Costs

The incoming Tenant is responsible for payment of the Landlord's legal costs in connection with the grant of the Lease.

## VAT

All costs /price are exclusive of and subject to VAT in addition. It is understood that the Landlord has elected to charge VAT on the property.

## Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

## 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.

October 2023

## 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."