

TO LET

TSR

TOWLER SHAW ROBERTS

ATTRACTIVE THIRD FLOOR OFFICE SUITE IN PROMINENT TOWN CENTRE LOCATION



**CLAREMONT HOUSE
CLAREMONT BANK
SHREWSBURY
SHROPSHIRE
SY1 1RW**

- Attractive third floor office suite extending to approx. 609 sqft (56.5 sqm) forming part of a prominent Grade II Listed building.
- Spacious and well-appointed accommodation comprising 3 large individual offices and reception area with attractive town centre scenic views.
- Occupying a convenient location opposite the Quarry Park and within a short walking distance from the main retail centre of Shrewsbury.
- Available to Let on a new Lease. Rent: **£9,750** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property occupies a prominent and elevated position off Claremont Bank in this sought-after commercial/residential location opposite the Quarry Park and within walking distance for the main town centre amenities and public car parking facilities.

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 premises form part of an attractive three storey Grade II listed building and comprise a spacious third floor office suite, arranged to provide 3 large office areas, with reception entranceway extending in total to approximately 609 sqft (56.5 sqm). The suite is accessed by an impressive shared entranceway and benefits from expansive and scenic views of Shrewsbury town centre and beyond.

The office suite has been tastefully modernised having the benefit of carpeted flooring, exposed timber beams and gas fired radiator central heating with shared toilet and kitchenette facilities.

On-site car parking is available by way of a separate licence agreement.

Accommodation

	SQFT	SQM
Reception area	68	6.28
Office 1	155	14.42
Office 2	195	18.07
Office 3	191	17.73
TOTAL	609	56.5

Services (Not Checked or Tested)

It is understood that mains water, electricity, gas 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 6-year Lease on a tenant's internal repairing and insuring basis subject to an upward only rent review/ tenant break option after 3 years.

Rent

£9,750 per annum exclusive, payable quarterly in advance.

Service Charge

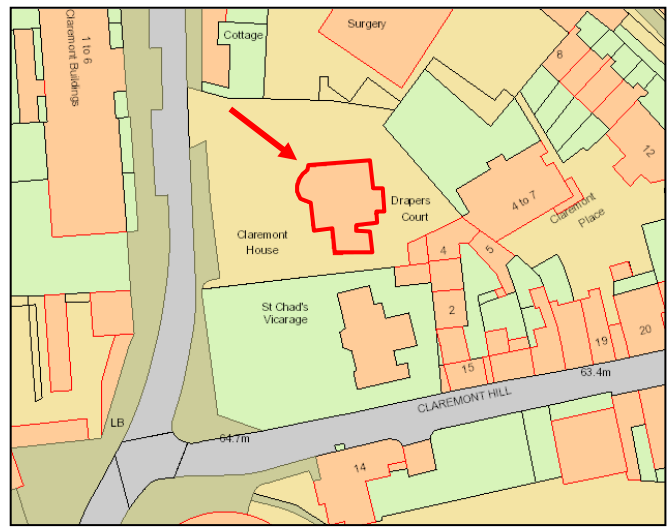
There is a landlord's service charge payable for the communal central heating system within the building to be apportioned based on floor area occupied. Further details are available from the Letting Agents upon request.

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: TBC



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 – £4,200

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 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 Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900 or Joint Agents Cooper Green Pooks. 01743 276666.

October 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

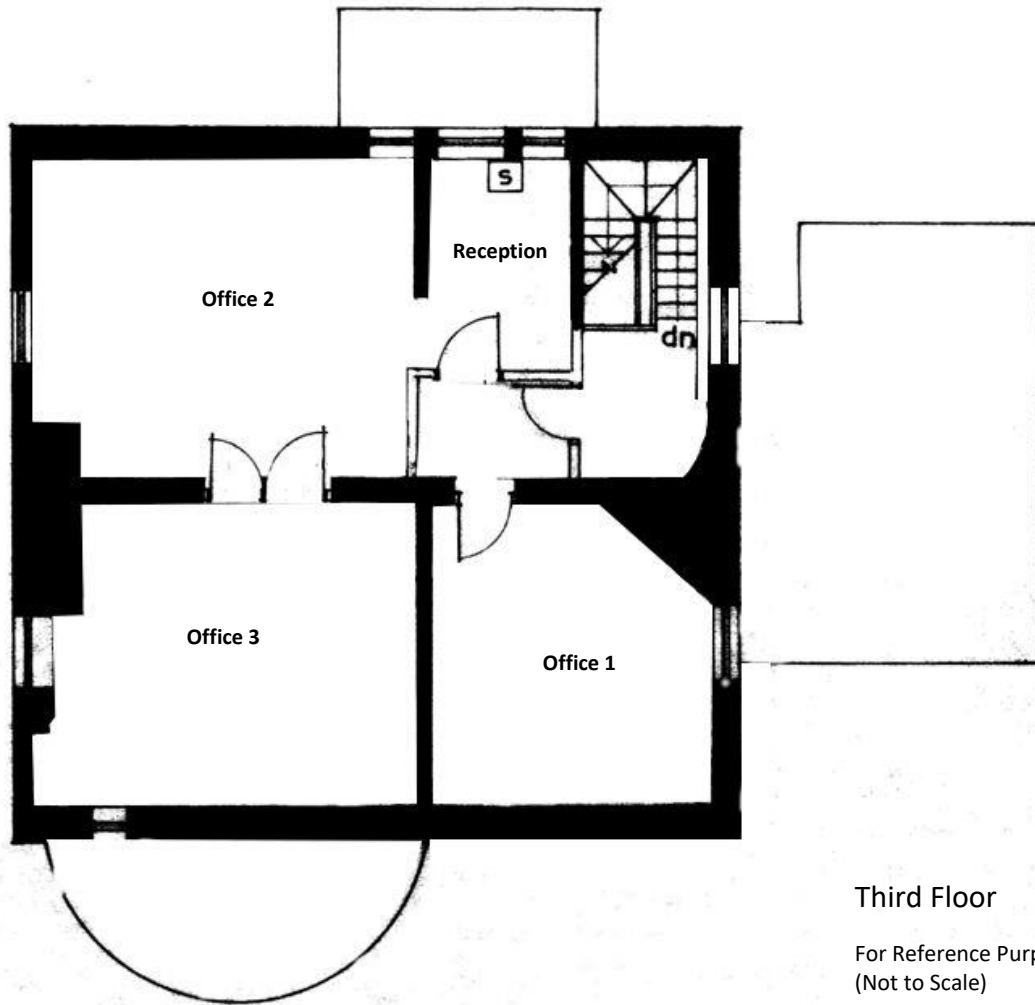
4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA

Tel: 01902 421216 Fax: 01902 426234

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Important Notice

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Third Floor

For Reference Purposes Only
(Not to Scale)

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