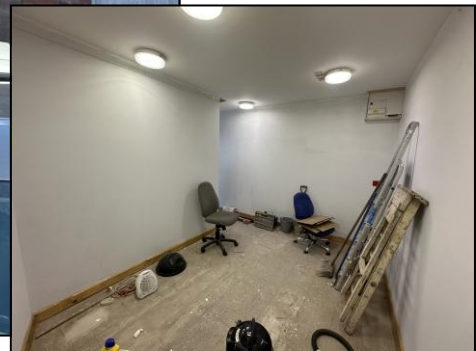


TO LET

TSR

TOWLER SHAW ROBERTS

RECENTLY REFURBISHED GROUND FLOOR OFFICE AND STORES IN SOUGHT AFTER TOWN CENTRE LOCATION



OFFICE AND STORES
R/O 14 MARDOL
HILLS LANE
SHREWSBURY
SY1 1QU

- Recently refurbished ground floor office and stores extending to approx. 309 sqft (28.7 sqm).
- Well-appointed accommodation comprising a single office suite with two separate storage rooms.
- Highly sought after Town Centre location adjoining the Barker Street Car Park, only a short walking distance from the main retail area of Pride Hill.
- Available to Let on a flexible terms. Rent: **£4,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a Highly sought after location within the centre of Shrewsbury Town Centre adjoining the Barker Street Car Park and being within a short walking distance of the main retail area of Pride Hill and the two covered Shopping Centre.

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 comprises a newly refurbished ground floor office suite with separate storage rooms extending in total to approx. 309 sqft (28.7 sqm).

The office provides modern accommodation having being recently refurbished including LED lighting with carpeted flooring.

The property also has the benefit of separate storage rooms with access via Hills Lane.

Accommodation

| | SQM | SQFT |
|--------------|--------------|------------|
| Office | 14.09 | 152 |
| Storage 1 | 12.56 | 135 |
| Storage 2 | 3.56 | 38 |
| TOTAL | 30.21 | 325 |

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 To Let on flexible terms to be agreed on a Tenant's apportioned full repairing and insuring basis.

Rent

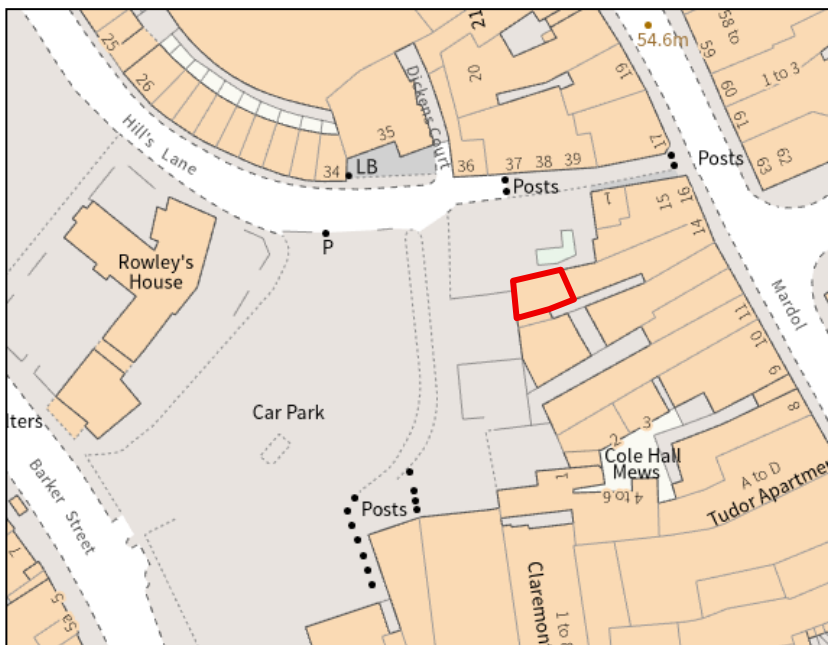
£4,000 per annum exclusive, payable monthly in advance.

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: To Be Confirmed.



For Reference purpose only

Scale: Not to Scale

Business Rates

To Be Confirmed.

Local Authority

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

Legal Costs

Each party to bear their own legal costs incurred in 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.

July 2025

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

"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."