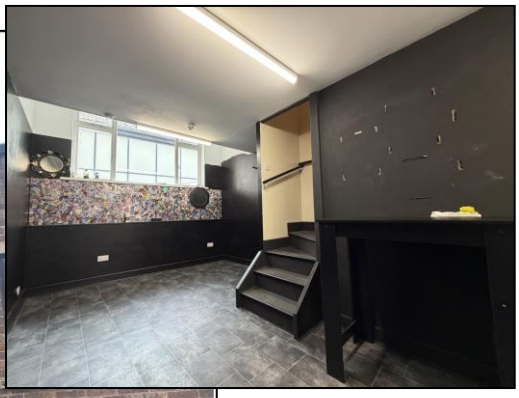
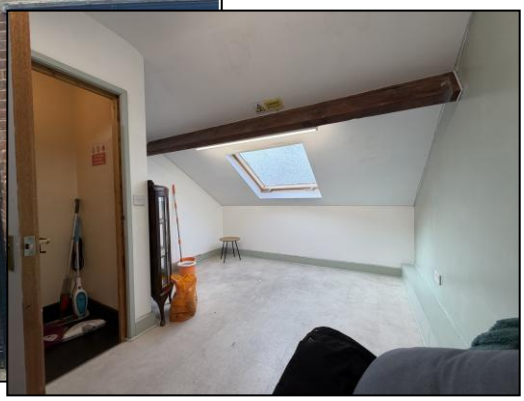
TO LET

TSR
TOWLER SHAW ROBERTS

ATTRACTIVE FIRST AND SECOND FLOOR OFFICE/BUSINES SPACE IN CONVENIENT TOWN CENTRE LOCATION







8 ROUSHILL BANK

SHREWSBURY

SHROPSHIRE

SY1 1PN

- Modern first and second floor office/business space premises extending to approximately 413 sqft (38.35 sqm).
- Versatile accommodation providing open plan office space over two floors with kitchenette and staff facilities.
- Occupying a highly sought after Town Centre location close to the High Street and Pride Hill junction. Positioned amongst a variety of occupiers including: Café Nero, Joules and Lloyds Bank, with public car parking close by.
- Available To Let on a new Lease. Rent: **£7,500** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property is located fronting Roushill Bank, a busy pedestrianised thoroughfare between Shrewsbury's Town Centre and the main public pay and display car parks, close to the High Street and Pride Hill junction. The property is situated amongst a range of national and independent traders including: Joules, Jessops, Café Nero, and Lloyds Bank.

Shrewsbury is the County Town and Administrative Centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk roads, approximately 47 miles north-west of Birmingham, 15 miles west of Telford and 40 miles south of Chester.

Description

This modern office premises forms the first and second floor of this attractive town centre property, and extends to approximately 413 sqft (38.35 sqm). The office is fitted out to a high specification with LED lighting, vinyl tiled flooring and kitchenette facilities.

The property has an independent ground floor entrance from Roushill Bank and offers scope for a variety of uses, subject to planning.

Accommodation

	SQFT	SQM
First Floor		
Open Plan Office	255	23.7
Second Floor		
Open Plan Office	124	11.53
Kitchenette	34	3.12
Total	**413**	**38.35**

Tenure

The premises are available To Let on a new Tenant's full repairing and insuring lease for a minimum term of 3 years, or multiples thereof, subject to 3 yearly upward only rent reviews.

Rent

£7,500 per annum exclusive, payable quarterly in advance.

Business Rates

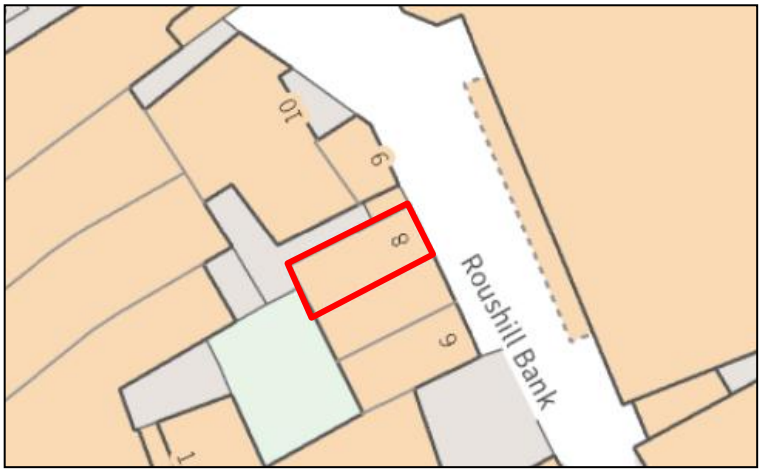
At the date of printing, the property was assessed on the Valuation Officer's website for the 2026 Rating List as follows:

Description – Shop and premises
Rateable Value – £ 2,600

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.

Energy Performance Rating

Energy Performance Asset Rating: TBC



For Reference purpose only *Scale: Not to Scale*

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

Planning

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

We understand that the property is located within the Shrewsbury Town Conservation area.

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. It is understood that the Landlord has elected to charge VAT.

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, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

September 2026

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 (or their joint agents where applicable). The property is offered subject to contract and 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 (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, give 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 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, consultant, member/partner or other representative of Towler Shaw Roberts/Roger Parry & Partners 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 (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."