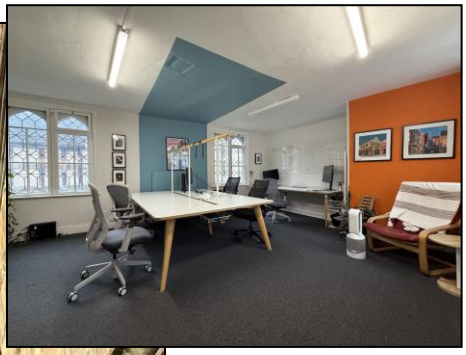
TO LET

TSR
TOWLER SHAW ROBERTS

ATTRACTIVE FIRST FLOOR OFFICE SUITE IN SOUGHT-AFTER LOCATION







SUITE 7 OLD GRAMMAR SCHOOL HOUSE

SCHOOL GARDENS

SHREWSBURY

SHROPSHIRE

SY1 2AJ

- Recently refurbished second floor office suite extending to approx. 1,094 sqft (106.09 sqm) forming part of an attractive Grade II Listed building.
- Well-appointed accommodation comprising a mixture of cellular and open plan offices boasting a number of period features throughout.
- 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: **£10,000** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

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

The property comprises a recently refurbished and well-appointed office suite extending to approx. 1,142 sqft (106.09) providing a mixture of open plan and cellular accommodation. The office has been modernised whilst retaining a number of period features throughout.

The property also benefits from a modern kitchen/staff area in the central lobby.

Accommodation

	SQFT	SQM
Suite 6		
TOTAL	**1,142**	**106.09**

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 a new lease on terms to be agreed on a Tenant's pro-rata full repairing and insuring basis by way of Landlord's service charge.

Rent

£10,000 per annum exclusive, payable monthly in advance.

Planning

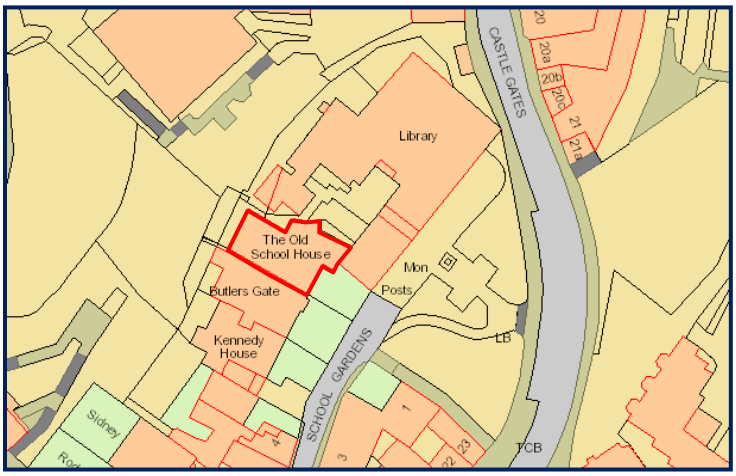
Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Energy Performance Rating

Energy Performance Asset Rating: E (124)

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.



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 2026 Rating List as follows:

Description – Office
Rateable Value – £11,000

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

Each party is to bear their own legal costs incurred within 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, Mercian House, 9 & 10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL. Tel: 01743 243900.

November 2026

TSR Surveyors
Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL
Tel: 01743 243900

Also at
Unit 8, Hollinswood Court
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Also at
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Important Notice
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