

TO LET

TSR

TOWLER SHAW ROBERTS

ATTRACTIVE FIRST FLOOR OFFICES IN PROMINENT TOWN CENTRE LOCATION



**SUITES 2-3
WINCHESTER HOUSE
9 ST MARY'S STREET
SHREWSBURY
SHROPSHIRE
SY1 1EB**

- Well-appointed first floor office suite extending to approximately 337 sqft (31.26 sqm).
- Forming part of an attractive Grade II Listed building in the heart of Shrewsbury Town Centre close to public parking and amenities.
- Flexible and easily manageable accommodation.
- Available to let on a new lease. 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 prominent position fronting St. Mary’s Street in an attractive part of the historic Town Centre of Shrewsbury being a short walking distance from the main retail area of Pride Hill and with pay and display car parking nearby.

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 modern first floor office suite forming part of an attractive Grade II Listed building approached via an entrance off St Mary’s Court.

The property comprises easily manageable accommodation with good natural lighting and benefits from fitted carpets throughout and electric storage heaters.

Shared toilet facilities are also available on the first floor.

Accommodation

	Sqft	Sqm
Suites 2 & 3	337	31.26

Services (Not Checked or Tested)

Mains water, electricity 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 available To Let on a new Tenant’s full repairing and insuring lease on terms to be agreed.

The lease is to be contracted outside the security of tenure provisions of the Landlord Tenant Act 1954.

Rent

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

Energy Performance Rating

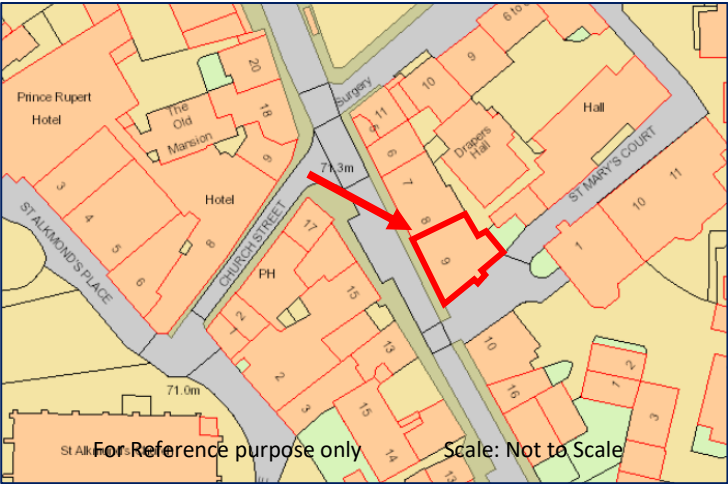
Energy Performance Asset Rating: E (110)

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 – Office
Rateable Value - £3,500

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.



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.

Planning

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

Legal Costs

Each party to bear their own legal costs incurred within the transaction.

Local Authority

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

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 the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

November 2025

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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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.”