



For Sale: Morris Hall & 1 Bellstone Court

Shrewsbury | Shropshire | SY1 1JB





1872 JAMES KENT MORRIS 1935

A NOBLE CITIZEN OF SHREWSBVRY WHO LED A SINGVLARLY
AGTIVE LIFE, EARNESG IN PURPOSE AND GREAT OF HEART.
HIS PVBLIC SPIRIT AND HIS ADMIRATION OF THE BVILDERS'
ARTS AND GRAFTS ARE EVIDENGED BY THE EREGTION
OF THIS HALL WHIGH HE OPENED ON MARCH 2ND 1933.

*There is yet a time of rest in store for the world
when mastery has changed into fellowship. William Morris*



A Rare Mixed-Use Opportunity in the Heart of Shrewsbury

Nestled in the vibrant town centre of Shrewsbury, Morris Hall & 1 Bellstone Court presents a unique opportunity to acquire a characterful and income-generating property within a charming courtyard setting. Extending to approximately 4,771.87 sq ft (443.35 sq m), this impressive complex offers a versatile footprint that currently serves as an established office space.

Set within a historic courtyard, the property holds significant potential for redevelopment, whether for continued commercial use or alternative schemes, subject to planning permission (STPP). With its central location and flexible layout, Morris Hall offers scope for investors, developers or owner-occupiers seeking one of Shrewsbury's most desirable locations.

Morris Hall & The 1 Bellstone Court

The Morris Hall and The 1 Bellstone Court present a recently designated Grade II listed property, originally constructed in the early 20th century and now incorporates a mix of commercial and residential accommodation. The site includes a series of tenanted office units and a self-contained flat, offering a steady income stream with potential for future enhancement.

Constructed in 1933, the building was named in honour of James Kent Morris (1872–1935), founder of the Morris Company and a well-regarded socialist figure in Shrewsbury's local history. Architecturally distinctive, the structure was purposefully designed in two complementary styles: a medieval-inspired hall to the north and a Tudor-style façade to the south. While the rear elevation - viewable only from a small private garden - features a simpler design, it was built concurrently with the front, offering additional functional space.

Internally, Morris Hall is richly detailed with period features including intricate wood panelling, ornate joinery, a ribbed ceiling in the main hall and a stone fireplace, above sits a commemorative plaque to J.K. Morris. The grounds are characterful, enclosed by a sandstone wall with decorative gateposts, original lanterns and a stepped stone pathway leading to the entrance.

Adjacent to Morris Hall is Bellstone Court, a two-storey early 20th-century office building situated within a quiet, well-maintained courtyard in Shrewsbury's town centre. The property comprises a range of well-appointed ground and first floor office suites, along with WC facilities and storage at ground level. All office units are currently fully let, providing reliable rental income and further enhancing the investment profile of the wider site.



Location

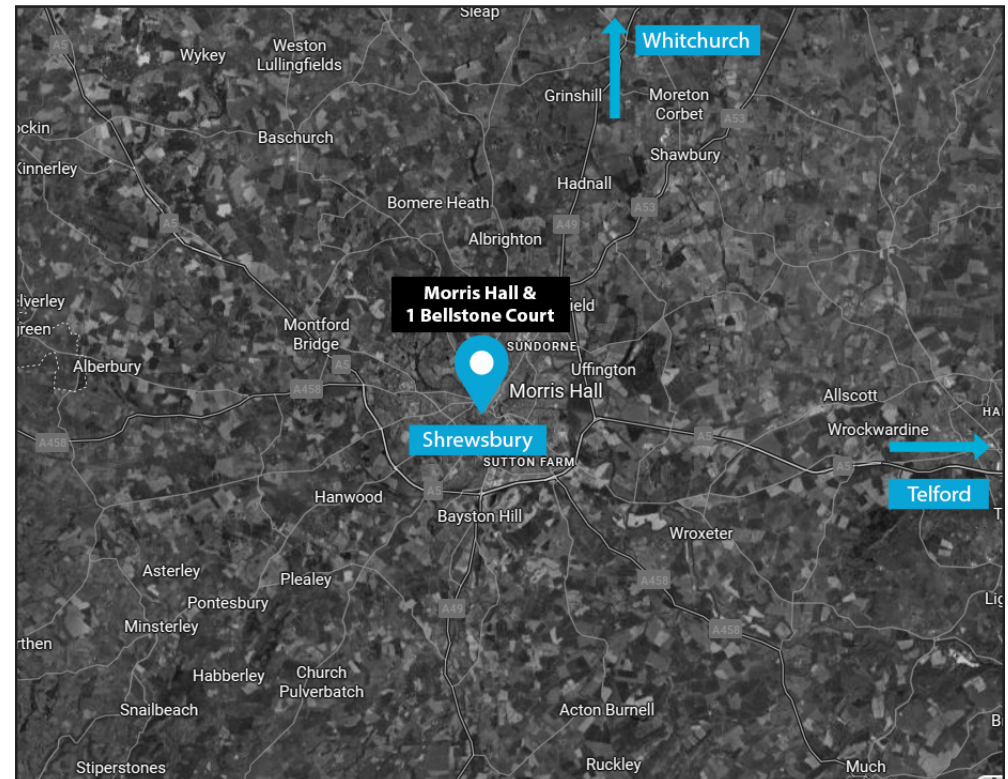
Morris Hall and 1 Bellstone Court are ideally located in the heart of Shrewsbury, positioned behind Bellstone between the Old Bank Buildings and St Chad's Church. Situated within the town's historic river loop, just west of the main commercial area, the property is surrounded by a dynamic mix of retail, hospitality, office and residential buildings.

Access is gained via an arched, gated pedestrian passage from Bellstone leading into an enclosed courtyard. Although there is no on-site parking, public parking is conveniently available nearby at Rowley's Mansion.

Key Location Highlights:

- Approx. 800 metres from Shrewsbury Railway Station, with direct services to Birmingham, Manchester and London
- Excellent road connectivity via the A5 and A49, linking to the M54 and national motorway network
- Population of approx. 76,000 (Shrewsbury) with over 320,000 in the wider Shropshire region
- Popular tourist destination with over 3 million annual visitors drawn by its medieval townscape and riverside charm

This well-connected, central location offers a blend of character and convenience, making the property highly attractive to both occupiers and investors in one of the West Midlands' most vibrant market towns.



Accommodation

MORRIS HALL

HALL

2,246.32 sq ft | (208.69 sq m)

REAR OFFICE

534.32 sq ft | (49.64 sq m)

1ST FLOOR OFFICE

139.29 sq ft | (12.94 sq m)

BASEMENT

117.50 sq ft | (10.92 sq m)

FLAT

728.34 sq ft | (67.69 sq m)

TOTAL GROSS INTERNAL FLOOR AREA – 3,765.77 sq ft | (349.88 sq m)

1 BELLSTONE COURT

GROUND FLOOR - SUITE 1

451.44 sq ft | (41.94 sq m)

FIRST FLOOR - SUITE 3

242.19 sq ft | (22.50 sq m)

FIRST FLOOR - SUITE 2

312.47 sq ft | (29.03 sq m)

TOTAL GROSS INTERNAL FLOOR AREA – 1006.10 sq ft | (93.478 sq m)

ALL MEASUREMENTS ARE APPROXIMATE







Business Summary

Tenancy Schedule

Tenant - Merial Thomas (Book Keeper)

Rent PA - £3,000

Lease Details - Quartely rolling tenancy

Tenant - Curl Confidence (Hair Salon)

Rent PA - £3,500

Lease Details - Quartely rolling tenancy

Tenant - Geosmart Information Ltd (Professional Services)

Rent PA - £6,500

Lease Details - Let on a lease expiring in July 2029 with a break and review in July 2026

Morris Hall Flat - Vacant

Rear Office - Vacant

Hall - Vacant

Total = £13,000

Further details are available from the selling agents upon request



Title Plan



Key Details

Rateable Value

Current rateable value for Morris Hall = £6,100
1 Bellstone Court = interested parties to enquire with Shropshire Council

Price

Asking price of **£780,000** (seven hundred and eighty thousand pounds) exclusive.

VAT

It is our understanding that the property is not elected for VAT.

EPC

Morris Hall – E
Morris Hall Flat – D
Suite 1 – E
Suite 2 – G
Suite 3 – G

Local Authority

Shropshire Council
The Guildhall, Frankwell Quay
Shrewsbury, SY3 8HQ

 0345 678 9000

 [SHROPSHIRE COUNCIL WEBSITE](https://www.shropshire.gov.uk)

Tenure

The property is held Freehold (Title Number SL238823 and SL182539).

Services

We understand that the property benefits from mains water, gas, electricity, and sewage. Purchasers are to rely on their own investigations.

Planning

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

Legal Costs

Each party to be responsible for their own legal costs.

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Acting as joint agents with

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Halls

Viewing is strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:

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Commercial Department



01743 450 700



commercialmarketing@halls.gb.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

