

TSR House

Brassey Road | Old Potts Way
Shrewsbury | Shropshire
SY3 7FA

FOR SALE

(MAY LET)

DUE TO RELOCATION


TSR
TOWLER SHAW ROBERTS
Commercial Property Agents
Regional Coverage
Local Expertise







EXECUTIVE SUMMARY

- Modern two storey semi-detached office building extending to approximately 1,634 sqft (153.6 sqm).
- Occupying a convenient location on Brassey Road, on the outskirts of Shrewsbury Town Centre.
- Established commercial setting with 10 car spaces providing an excellent car parking ratio of 1:163 sqft.
- Modern flexible accommodation, currently providing a mixture of open plan and cellular accommodation.
- The freehold property is available For Sale inviting offers in the region of **£350,000** with the benefit of vacant possession upon completion.



LOCATION

The property is conveniently situated on Brassey Road, an established business location within walking distance of Shrewsbury Town Centre. Other occupiers nearby include Homes Plus, Dyke Yaxley Accountants, Farr and Harris, Volvo Showroom and Asda Supermarket. A bus service is nearby and the property is well placed for access to the A5 and A49 trunk roads and the M54 motorway.

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. Shrewsbury stands on a main railway line with regular services to the surrounding area and extending to principal centres including Manchester Piccadilly, Birmingham, Birmingham International and Birmingham Airport.

DESCRIPTION

The property comprises a modern two storey semi-detached office building extending to approximately 1,635 sqft (153.6 sqm) having an impressive double height gallery reception area.

The property provides high-quality accommodation incorporating perimeter trunking, carpeted flooring, gas fired central heating, recently installed replacement sealed unit double glazing and suspended ceiling with inset LED lighting. The offices are well appointed, currently providing a mixture of open plan and cellular accommodation with meeting rooms, storage and staff facilities on the upper floor, but offering potential for alternative sub-division or creating larger open plan space.

Externally, the property benefits from generous on-site car parking having 10 car spaces providing an excellent ratio of 1:163 sqft.

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TOWLER, SHAW ROBERTS
Chartered Surveyors
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Colchis House

GUIDE PRICE

The property is available For Sale inviting offers in the region of **£350,000** for the freehold interest with the benefit of vacant possession upon completion.

The property may also be available To Let on terms to be agreed.

LOCAL AUTHORITY

Shropshire Council, Frankwell Quay, Shrewsbury, Shropshire, SY3 8HQ. TEL: 0345 678 9000.

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority.

SERVICES

Mains water, electricity, gas and drainage services are connected/available to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

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 – Offices and premises
Rateable Value – £18,750

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 Rating: To be confirmed.

Declaration

The Vendors of the property are connected parties to Toby Shaw and Ian Roberts, Consultants to the Selling Agent, Towler Shaw Roberts.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We understand the property has been elected for VAT.

LEGAL COSTS

Each party are to be responsible for their own legal fees incurred in this transaction.

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

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October 2026

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