

# TO LET

# TSR

TOWLER SHAW ROBERTS

## HIGH QUALITY GROUND FLOOR OFFICE SUITE WITH ONSITE CAR PARKING



**SUITE 2, CANON COURT  
EAST**

**ABBEY LAWN**

**ABBEY FOREGATE**

**SHREWSBURY**

**SHROPSHIRE**

**SY2 5DE**

- Attractive self-contained ground floor office suite approx. 848 sqft (78.8 sqm) with 4 onsite car parking spaces
- Modern open plan accommodation with carpet tiled flooring, LED lighting, combined heating / comfort cooling, partial perimeter trunking and tea point.
- Sought after location within walking distance of Shrewsbury Town Centre and short distance to the A5 and M54 Motorway.
- To Let by way of Lease Assignment. Current Passing Rent: **£8,056** per annum exclusive.

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

Abbey Lawn is excellently located on the fringe of Shrewsbury Town Centre having the benefit of easy access from the A5, A49 and M54 whilst also being within easy walking distance of the Town Centre.

Abbey Foregate is a popular mixed commercial and residential area having a Newsagents, Public House, Restaurants and Post Office all situated in close walking distance of the Abbey Lawn development. Two supermarkets and a large open surface car park are also situated within close proximity.

## Description

The suite forms part of an established and highly sought after development that has been sympathetically designed in a Georgian style being of two storey traditional brick construction with passenger lift access. The development is set in attractive landscaped grounds and has the benefit of on-site parking.

The offices are built to a high specification with carpet tiled floors, suspended ceiling with LED lighting, combined heating / comfort cooling, partial perimeter trunking and tea point. The suite is accessed via a shared entrance foyer with male / female and disabled wc facilities, with the benefit of 4 designated car parking spaces.

## Accommodation

|         | Sqft | Sqm  |
|---------|------|------|
| Suite 2 | 848  | 78.8 |

## Services (Not Checked or Tested)

We are advised that mains water, electricity and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

## Tenure

The premises are available To Let by way of assignment of the existing Lease expiring in August 2024, which is on a Tenant's pro-rata full repairing and insuring basis by way of a Landlord's Service Charge.

Assignment of the existing Leases are subject to the Landlord's prior consent.

## Rent

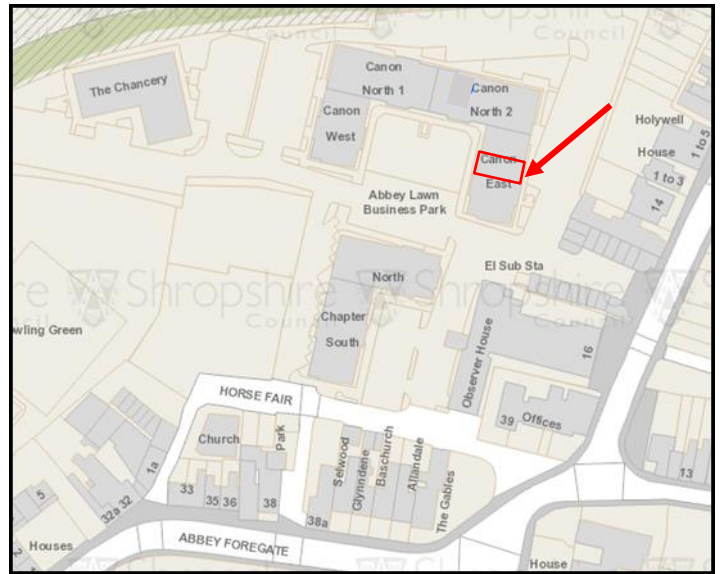
The current passing rent is **£8,056** per annum exclusive payable quarterly in advance.

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Offices and premises  
Rateable Value – £6,500

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.



For Reference purpose only

Scale: Not to Scale

## Energy Performance Rating

Energy Performance Asset Rating: C 58

## Planning

We are verbally advised by the Local Authority that the premises have a class B1 (Business) use. We understand that an element of Class A2 (Financial and Professional Services) is also understood to be acceptable. Prospective Tenants are advised to make their own enquiries with the Local Authority regarding their intended use.

## Local Authority

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

## Legal Costs

The incoming Tenant will be responsible for the Landlord's legal costs in connection with the assignment of the Lease.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We have been advised that the Landlord has elected to charge VAT on the rent.

## 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.

January 2019

### 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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