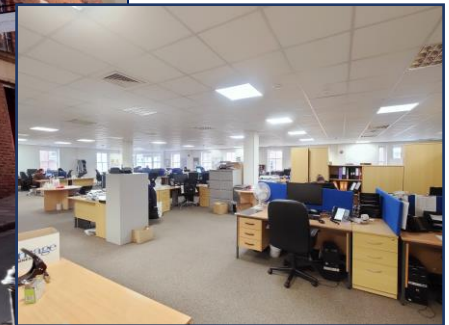


TO LET

TSR

TOWLER SHAW ROBERTS

WELL APPOINTED MODERN OFFICES IN PRIME TOWN CENTRE LOCATION



FIRST & SECOND FLOOR OFFICES

TALBOT HOUSE

11-15 MARKET STREET

SHREWSBURY

SHROPSHIRE

SY1 1LG

- Modern first & second floor office suites available To Let either as a whole or on a floor by floor basis:
 - First Floor Offices – approx. 4,931 sqft (458.14 sqm)
 - Second Floor Offices – approx. 5,505 sqft (511.48 sqm)
- Well-appointed accommodation providing a mix of open plan and individual office rooms with kitchenette and toilet facilities on each floor.
- Occupying a prime location in the heart of Shrewsbury Town Centre just off the main Square within walking distance of the main retail area of Pride Hill and public car parks.
- Available to let on a new lease: First Floor **£38,500** pa excl. Second Floor **£42,500** pa excl.
- Secure basement storage facility also available by separate negotiation.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

Occupying a prominent position within one of Shrewsbury's well-established town centre retail/leisure locations just off the main Square, the property is situated adjacent to the Shrewsbury Museum & Art Gallery and close to a number of national and independent traders nearby including: Fat Face, Jigsaw clothing, Seasalt and Côte Brasserie.

Shrewsbury is the County Town and administrative centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk road approximately 55 miles north west of Birmingham, 18 miles west of Telford and 40 miles south of Chester.

Description

The first and second floor office suites form part of a modern 4 storey mixed-use landmark building with basement storage facilities having open aspects to the town and its historic buildings.

The offices are fitted out to a high standard providing a mix of open-plan and cellular accommodation with good natural light and having the benefit of suspended ceilings with inset lighting, fitted carpeting, electric radiators on the first floor and gas fired radiator central heating on the second floor. Access is provided by a passenger lift and separate staircase from the main ground floor lobby leading from Swan Hill.

The property also provides secure basement storage facilities which is available by separate negotiation.

Accommodation

	<u>SQFT</u>	<u>SQM</u>
First Floor	4,931	458.14
Second Floor	5,505	511.48
TOTAL	10,436	969.62

Services (Not Checked or Tested)

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

Tenure

The premises are available To Let on a new Tenant's full repairing and insuring lease for a minimum term of 5 years or multiples thereof subject to 5 yearly upward only rent reviews.

Rent

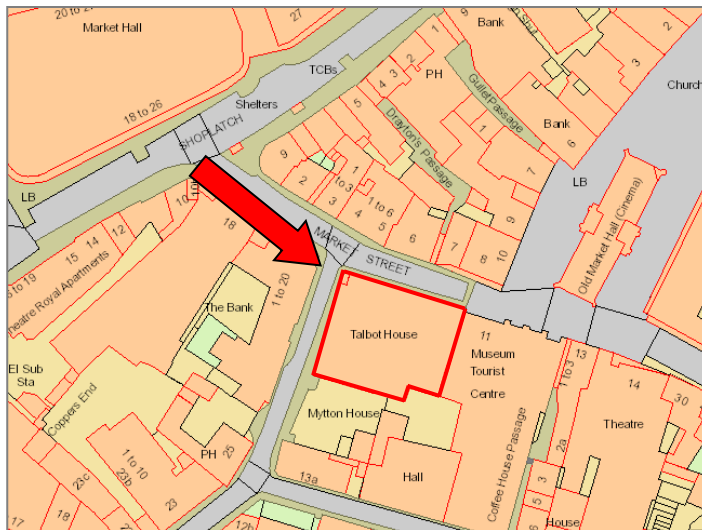
First Floor: **£38,500** per annum exclusive
Second Floor: **£42,500** per annum exclusive

Service Charge

A service charge is payable for the maintenance and upkeep of the building and communal parts of the property, which is to be charged on a quarterly basis in addition to the rent.

Planning

It is understood that the property has consent for office use within Class B1 of the Town & County Planning (Use Classes) Order 1987. Interested parties are recommended to make their own enquiries to the Local Planning Authority regarding their intended use.



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating TBC

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 – £72,500.00

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 are to bear their own legal costs incurred with this transaction.

VAT

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

Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks

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.

May 2021

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

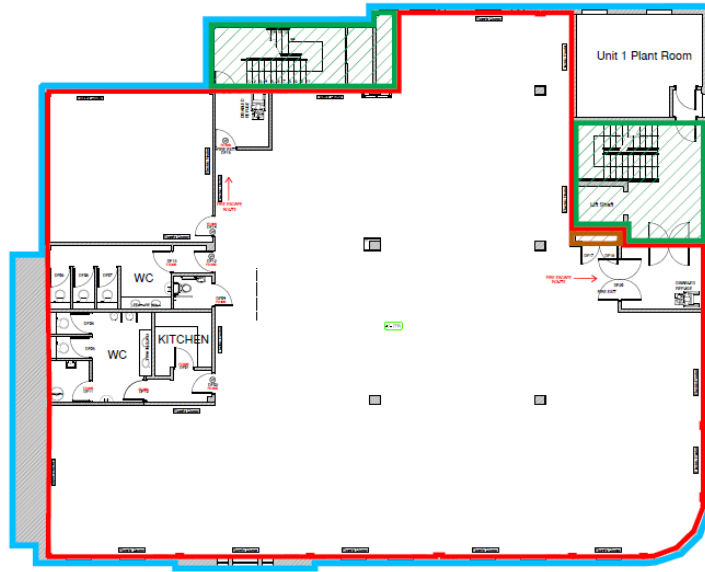
4 Tettenthal Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216

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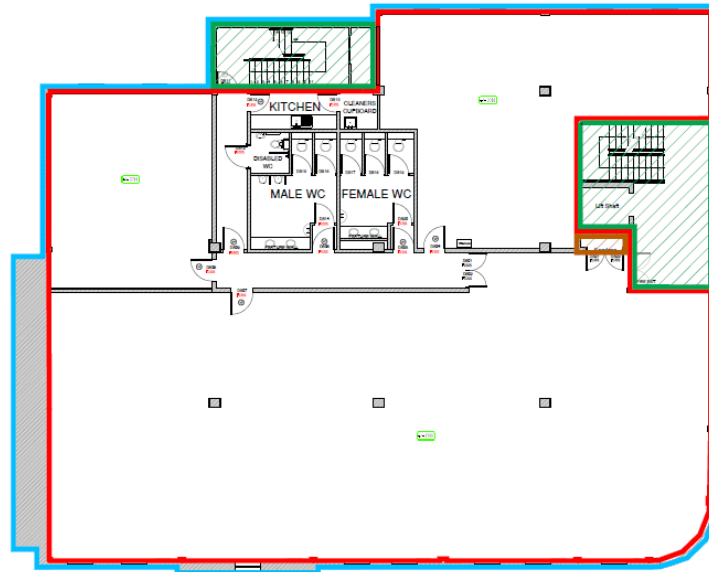
Important Notice

"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."

FIRST FLOOR PLAN



SECOND FLOOR PLAN



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
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