



Suite 2, Old Bank Buildings, Bellstone,
Shrewsbury, SY1 1HU

Rent: £8,900 per annum

To Let

Subject to contract



Prominently Situated Town Centre Offices

Close to Public and On Street Car Parking

Located within Characterful Period Building

Area: 59.9 sq m (644.76 sq ft)

DESCRIPTION

Old Bank Buildings form part of an attractive three-storey town centre period building comprising shops and commercial premises and offices.

The offices benefit from modern lighting, carpets, electric heaters, etc. and there are shared kitchenette and toilet facilities.

SITUATION

The building is prominently situated on Bellstone, being well located for all town centre amenities and public car parks. Park and Ride bus stops are also to hand.

Shrewsbury town centre with all its amenities is within walking distance, as is the Quarry Park, River Severn etc. Shrewsbury is the County Town of Shropshire with a Borough population of about 90,000 and a substantial catchment extending into Mid Wales.

ACCOMMODATION

(All measurements are in accordance with International Property Measurement Standards 3 (Offices))

Ground Floor

Communal entrance from Bellstone with stairs to first floor.

First Floor

Landing with shared kitchenette and toilets.
Stairs to second floor.

Second Floor

Suite 2 59.9 sq m (644.76 sq ft)

LEASE

The office suite is available on a new 6 year lease subject to upward only rent review/break clauses after 3 years on tenant's internal repairing terms.

COSTS

Incoming Tenant to pay all reasonable legal costs in respect of the transaction including stamp duty and VAT, if applicable.

SERVICES

Mains electricity, water and drainage are installed, subject to connection charges by the utility companies.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating: D (98)

RATING ASSESSMENT

Rateable Value: £4,250
Rates Payable 2020/21: £2,120.75*

**The rateable occupier may qualify for up to 100% Small Business Relief, contact Cooper Green Pooks for more information.*

Prospective occupiers are also recommended to make their own enquiries with the Local Authority for verification.

TOWN PLANNING/USE

The premises are understood to have an existing use as offices and are situated within Shrewsbury Town Centre Conservation Area. Prospective occupiers should rely on their own enquiries with the planning authority as to whether planning permission is necessary for their proposed use.

LOCAL AUTHORITY

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND 0345 678 900

FIXTURES & FITTINGS

All items usually classed as Tenant's fixtures and fittings, and not mentioned in these details, are excluded from the letting.

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of preparation of these particulars the Landlord had elected not to charge VAT on the rent.

VIEWING

By arrangement with Cooper Green Pooks

Chris Pook on cjp@cgpooks.co.uk 01743 276 666 / 07754 513 067

James Sator on james.sator@cgpooks.co.uk 01743 276 666 / 07494328693



