



Third Floor Offices, Claremont House
Claremont Bank, Shrewsbury, SY1 1RW

Offices to Let



Summary

- Offices to let on a new lease (terms to be agreed).
- Area 54.3 sq m (584.48 sq ft)
- Rent £9,750 per annum (exclusive).
- Located Claremont Bank, opposite The Quarry Park.
- Nearby occupiers My Dentist, Lycetts insurance brokers, Headwise (Neuropsychologists), Holland Morgan Financial Advisors, Vibeserve (technical support) and Barrett & Coe (Photographers).
- Within walking distance to Shrewsbury Railway and Bus Station.
- Communal kitchen and toilet.
- On site parking available on a separate license.



For further information, contact:

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Description:

Originally built in 1820 and constructed as a vicarage for the adjacent St. Chad's Church.

Comprising three storeys with attic and basement the premises have been converted to offer office accommodation arranged on four floors and basement level. The main building is of brick under a slate roof and has attractive coped Dutch gables with moulded stone cornice and parapet to eaves. Many of the original period features have been retained including fireplaces, cornices and joinery detail. The property enjoys an elevated position with fine views over the town and is only metres away from the Quarry Park.

The building also benefits from having on-site car parking for 32 vehicles.

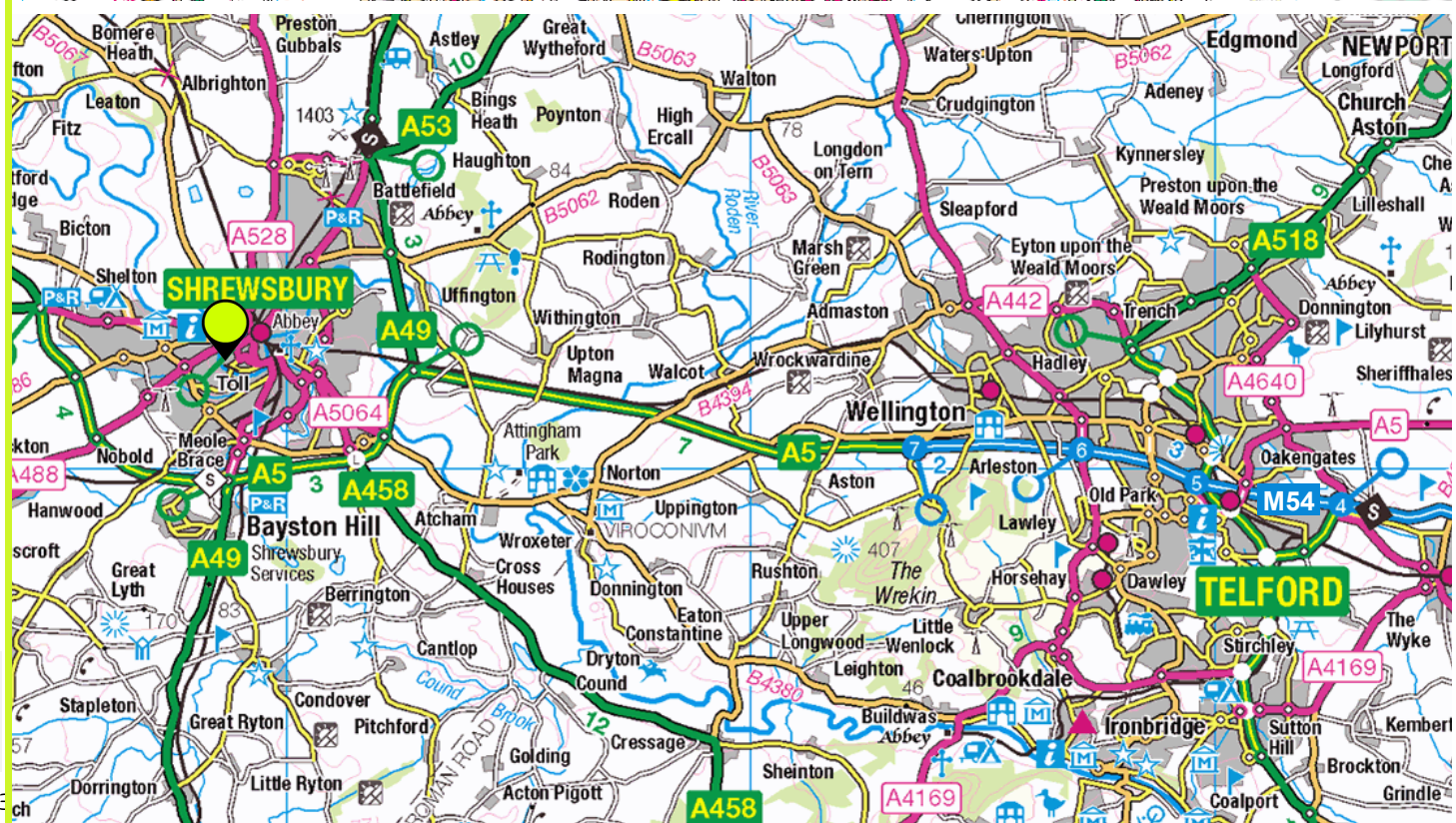
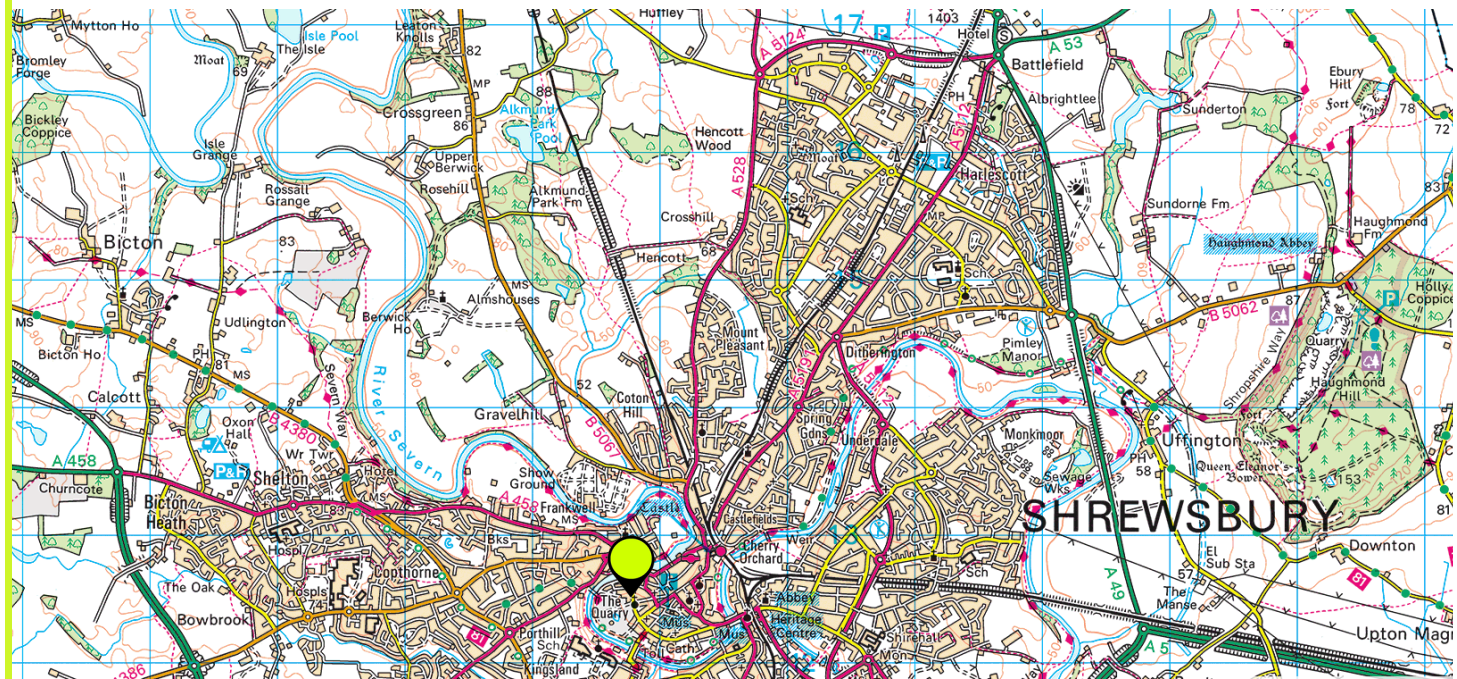
There is an attractive entrance hall with shared toilet and kitchen facilities. Other current occupiers of the building include Holland Morgan Ltd (Independent Financial Consultant), Lycetts (Independently-operated Insurance Brokers), Headwise Ltd (Independent Psychologists and Neurological Specialists) and Barrett & Coe (photographers).

Situation:

The premises are located off Claremont Bank in an established commercial/residential location, being well situated for all town centre amenities and public car parking facilities.

Location:

As the county town and administrative centre of Shropshire, Shrewsbury has a borough population of roughly 80,000 (according to the 2022 census), a 5% rise since 2020 and a catchment extending towards Mid Wales of roughly 608,000 people.



 what3words



 Virtual Tour

2 Park Plaza, Battlefield Enterprise Park, Shrewsbury, SY1 3

Proposal

The premises are to be let on a new lease at £9,750 per annum (exclusive) for 6 years on a tenant's internal repairing and insuring basis. Upward only Rent review/tenant break option after 3 years.

Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice. All measurements are approximate and are on a net internal floor area basis).

Floor	Description	Size (sq ft)	Size (sq m)
Third Floor	Offices	584.48	54.3
First Floor	Kitchen		
Ground Floor	Toilets (including accessible toilet)		
Net Internal Area		584.48	54.3

Ratable Value: ↗ **£4,200**

1st April 2023

Energy Performance Rating: ↗ **TBC**

Local Authority:

Shropshire Council,
The Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND.

03456 789 000

Planning:

The premises are understood to have an existing use for Class E purposes.

Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.



Chester
44 miles

Telford
14 miles

Birmingham
47 Miles



Manchester
1 hr 33 mins

Telford
35 mins

Birmingham
1hr 17 mins



Manchester
1hr 27mins

Liverpool
1hr 23mins

Birmingham
1hr 2mins



Deposit:

A deposit of 3-6 month's rent is typically required.

References:

The successful applicant will typically need to provide satisfactory references/company trading accounts.

Anti-money Laundering and Identity Verification:

To comply with anti-money laundering regulations, we are obliged to verify identify and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

Fixtures & Fittings:

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

Costs:

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

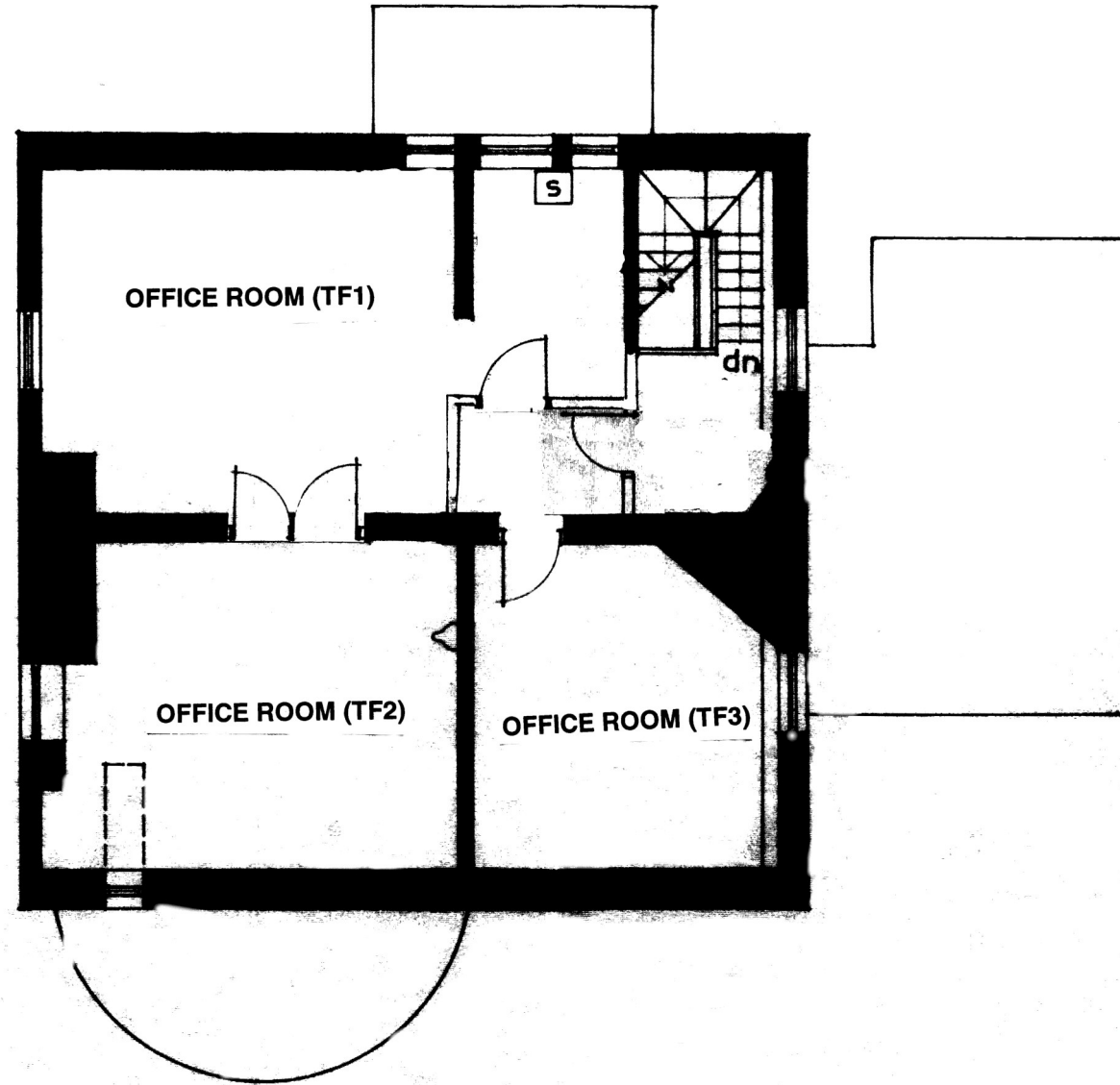
VAT:

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.

Services:

All main services are understood to be available, subject to connection charges by the utility companies. The premises benefit from gas fired central heating (gas consumption is charged back to the tenants on an apportioned floor area basis).

Third Floor



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