



First Floor Westgate House, Dickens Court, off Hills Lane, Shrewsbury, SY1 1QU

Rent: £12,750 per annum

To Let

Subject to contract



Virtual Tour Available First Floor Suite

Conveniently Situated Town Centre Offices

Self-contained Suites

Public Car Parking Immediately to Hand

First Floor Suite approx. 146.2 sq m (1,573.63 sq ft)

DESCRIPTION

Self-contained office suite including WC's and kitchenette within a four storey building of traditional brick construction, set beneath a pitched roof. Suite benefits from gas central heating, category II lighting, fitted carpets, entry phone, etc.

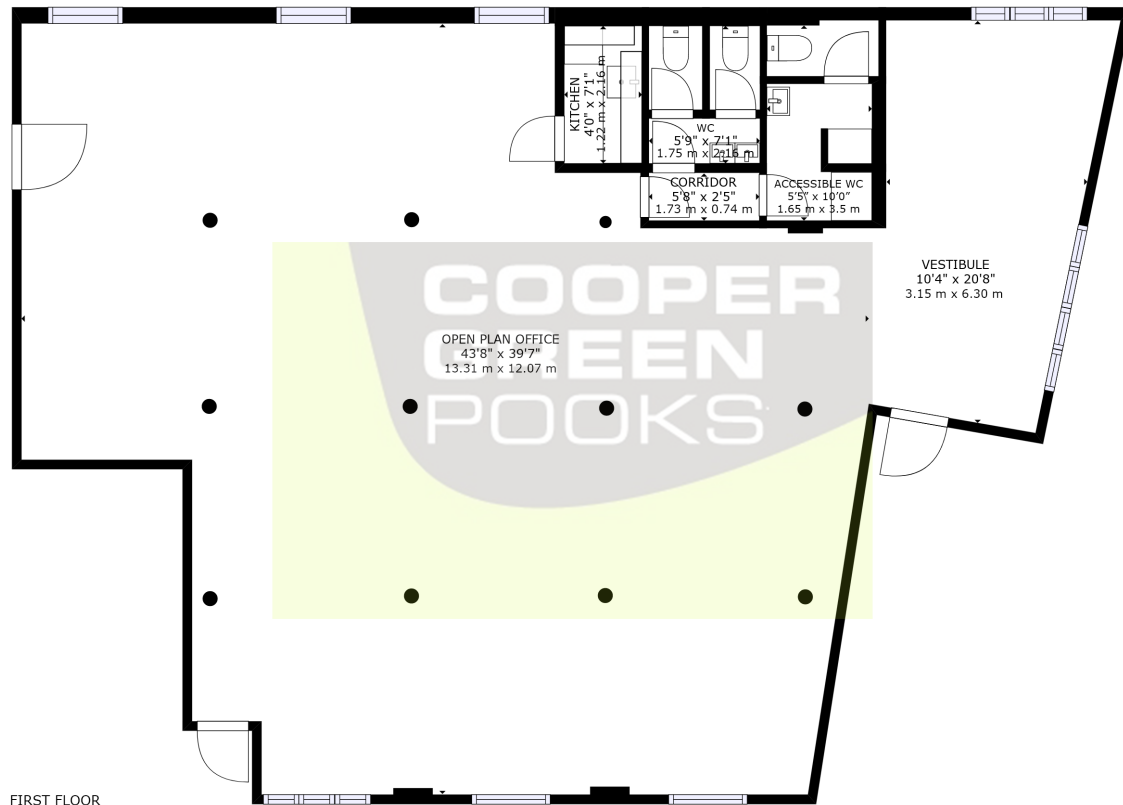
SITUATION

The office is accessed from a shared ground floor entrance located in Dickens Court, off Hills Lane, in the centre of Shrewsbury. The premises are well located for all Town Centre amenities and public car parking facilities. Park and Ride bus stops are also immediately to hand.

Shrewsbury is the county town of Shropshire with a borough population of about 90,000 and a substantial catchment extending into Mid Wales of 200,000.

ACCOMMODATION

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



Ground Floor

Shared Entrance off Dickens Court. Stairs to upper floors.

First Floor

Office
Kitchenette
Separate male and female toilets

Net Internal Floor Area: 146.2 sq m (1,573.63sq ft)

TENURE

The premises are to be let on a new lease of 6 years on a tenant's internal repairing and insuring basis. Rent review/tenant break option after 3 years. The rent includes external repairs and decorations and cleaning and maintenance of common areas.

COSTS

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

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.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate:

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Energy Performance Certificate:

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RATING ASSESSMENT

We are advised by the Local Authority that the current assessment is:

Rateable Value: £13,250.00
Rates Payable First Floor (2021/22): £6,611.75*

*The rateable occupier may qualify for Small Business Rates Relief, contact Cooper Green Pooks for more information. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

LOCAL AUTHORITY

Shropshire County Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND
0345 678 9000

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.

FIXTURES & FITTINGS

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

DEPOSIT

A deposit equivalent to 3 to 6 month rent may be required.

REFERENCES

Where applicable, the successful applicant will need to provide satisfactory references/company trading accounts.

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 details the Landlord has elected to charge VAT on the rent.

VIEWING

By appointment with Cooper Green Pooks Commercial commercial@cgpooks.co.uk
01743 276666 option 3

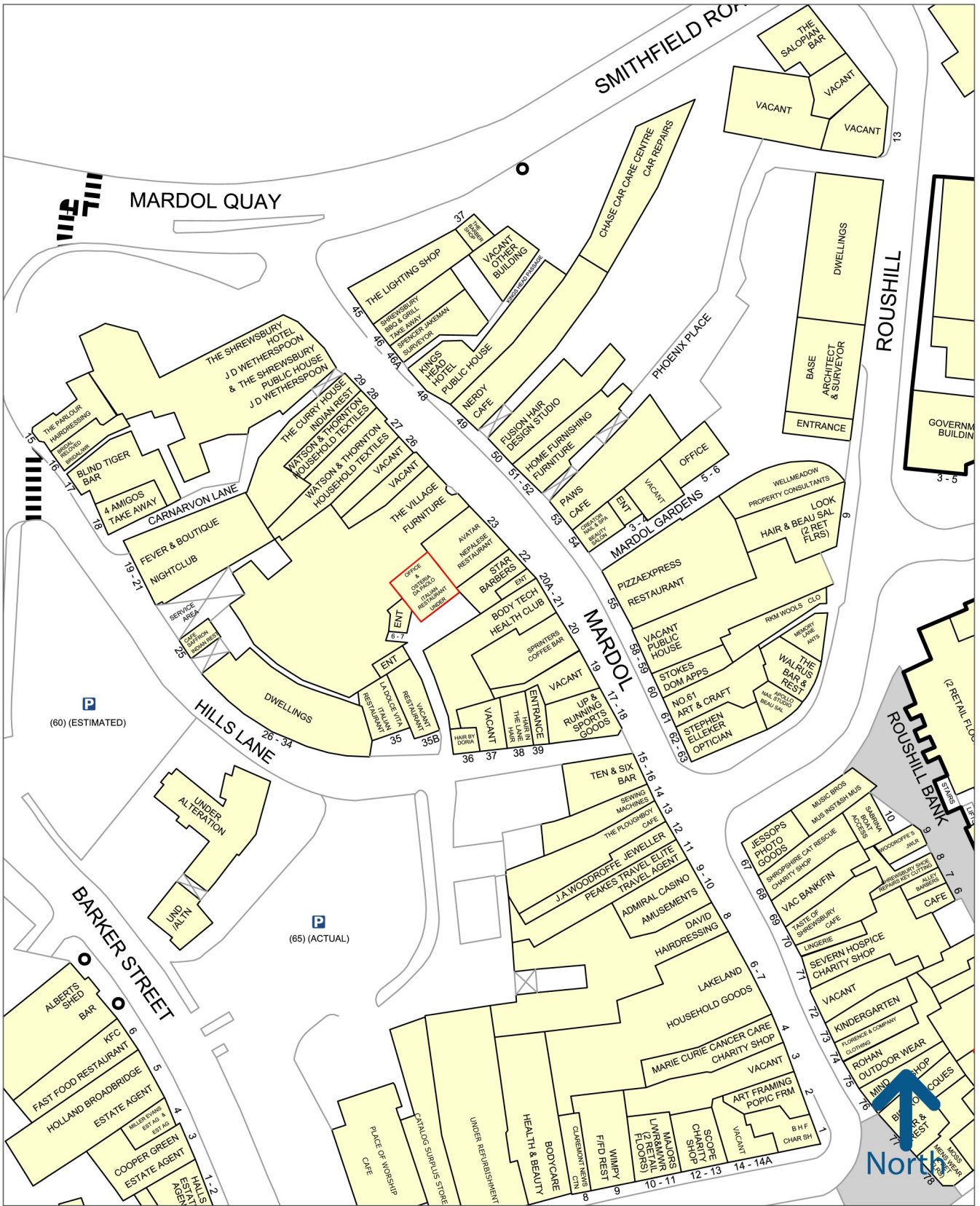
Chris Pook
cjp@cgpooks.co.uk

James Satoor
james.satoor@cgpooks.co.uk

VIRTUAL TOUR

Click Here First Floor Suite
<https://my.matterport.com/show/?m=QEC7tGSDCD9>





Experian Goad Plan Created: 04/10/2022
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