

**COOPER
GREEN
POOKS**



Talbot House, 11-15 Market Street, Shrewsbury, Shropshire , SY1 1LG

Offices to Let



Third Floor - Main Office Space



Talbot House, 11-15 Market Street, Shrewsbury, Shropshire, SY1 1LG

For further information contact:

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Summary

- Three floors of high quality modern office space to let on a new lease (terms to be agreed).
First, Second and Third Floor offices available separately or together.
- First Floor 4,846.34 sq ft (450.24m²)
Second Floor 5,505 sq ft (511.48m²)
Third Floor 4,142 sq ft (384.80m²)
- Initial Rents;
First Floor £38,500pa (excl).
Second Floor £42,500pa (excl).
Third Floor £35,000pa (excl).
Total £116,000pa (excl).
- Located on Market Street and Swan Hill.
- Nearby occupiers include Cote Brasserie, FatFace, Jigsaw, Starbucks Coffee, HSBC and adjacent to Shrewsbury's Museum and Art Gallery and its historic town square.
- Short walk to the High Street and the prominent retail area of Pride Hill as well as multiple public car parks.
- Bus stops nearby and short walk to railway station.
- Off Shrewsbury's historic town centre Square.
- Lift access to all floors.
- Secure basement storage available.



➔ Third Floor - Virtual Tour



Third Floor - Second Office Space



Third Floor - Small Office Two



Third Floor - Kitchenette



Third Floor - Main Office Space



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Location:

Occupying a prominent position within Shrewsbury's historic town centre. The building is adjacent to Shrewsbury's Museum and Art Gallery and runs alongside the High Street. Nearby occupiers include *Fat Face*, *Jigsaw*, *County Goldsmiths*, *Cote Brasserie* and *Starbucks Coffee* amongst other national and independent retailers.

Shrewsbury is the county town and the administrative centre of Shropshire. There is a borough population of 80,000 (at the 2022 census) with strong connections to England and mid-Wales. Strategically located at the intersection of the main A49 and A5 trunk road.

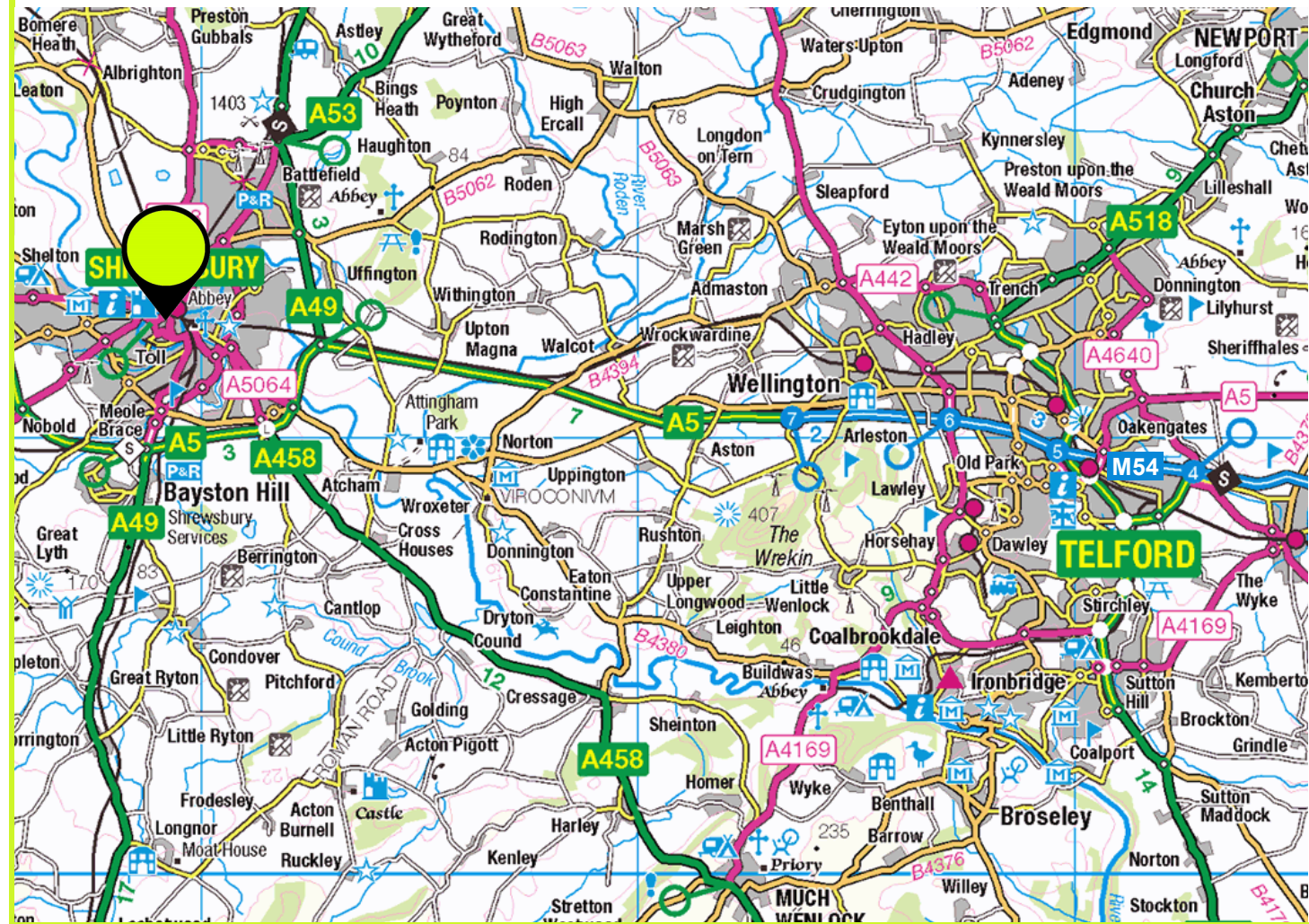
Comprising:

Three floors of offices providing a variety of open plan office space and cellular accommodation in a mixed-use four story building in the heart of Shrewsbury. The building benefits from ample natural light and open aspects onto the town and its historical buildings. A lift services all floors, as well as a separate staircase at the rear of the building from the main ground floor entrance hall off Swan Hill. There is also secure basement storage available.

All floors benefit from suspended ceilings with inset lighting and fitted carpets. The First Floor offices have electric radiator heating, whereas the Second and Third Floor offices have gas fired radiator heating. The gas fired heating is run from a communal system, charged back via the service charge. There is additional individually controlled electric heating available.

All floors come with a kitchenette, storage room and male, female and disabled toilets.

The building benefits from a communal refuse store.



Proposal

Offices available to let on a new lease (terms to be agreed).
First floor is available at £38,500pa (exclusive),
Second Floor is available at £42,500pa (exclusive)
Third Floor is available to let at £35,000pa (exclusive).
Floors are available to let either separately or together.



Chester 44 miles
Telford 14 miles
Birmingham 47 miles



Manchester 1 hr 33 mins
Telford 35 mins
Birmingham 1 hr 17 mins



Manchester 1hr 27mins
Liverpool 1 hr 23 minutes
Birmingham 1 hr 2 mins

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Accommodation

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

First Floor Offices

Floor	Description	Size (sq ft)	Size (m ²)
First Floor	Office Space	5039.66	468.2
First Floor	Kitchenette		
First Floor	Store Rooms		
First Floor	Toilets (inc Disabled)		
Gross Internal Area		5039.66	468.2

Second Floor Offices


Second Floor	Main Office Area	3969.62	368.79
Second Floor	Smaller Office Area	1026.87	95.40
Second Floor	Kitchenette		
Second Floor	Toilets (inc Disabled)		
Second Floor	Storage		
Gross Internal Area		4996.39	464.18

Third Floor Offices

Third Floor	Main Office Space	3869.94	359.53
Third Floor	Smaller Office Space	976.39	90.71
Third Floor	Kitchenette		
Third Floor	Toilets (inc Disabled)		
Third Floor	Storage		
Gross Internal Area		4846.34	450.24

Business Rates:

Current Business Rates:  [First & Second Floors—£72,500 \(April 2023 - £84,000\)](#)
[Third Floor Offices—£31,000 \(April 2023—£38,750\)](#)

Estimated Rates Payable:  [CLICK HERE](#)

Energy Performance Rating:

First Floor Offices—C

 <https://find-energy-certificate.service.gov.uk/energy-certificate/9773-1117-2394-6083-8096>

Second Floor Offices—C

 <https://find-energy-certificate.service.gov.uk/energy-certificate/2575-0074-4809-6611-9931>

Third Floor Offices —C

 <https://find-energy-certificate.service.gov.uk/energy-certificate/4826-6216-4570-0635-6344>

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 Retail purposes and are situated within the Shrewsbury Town Centre Conservation Area.

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

Deposit:

A deposit of 6 month's rent plus VAT is 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:

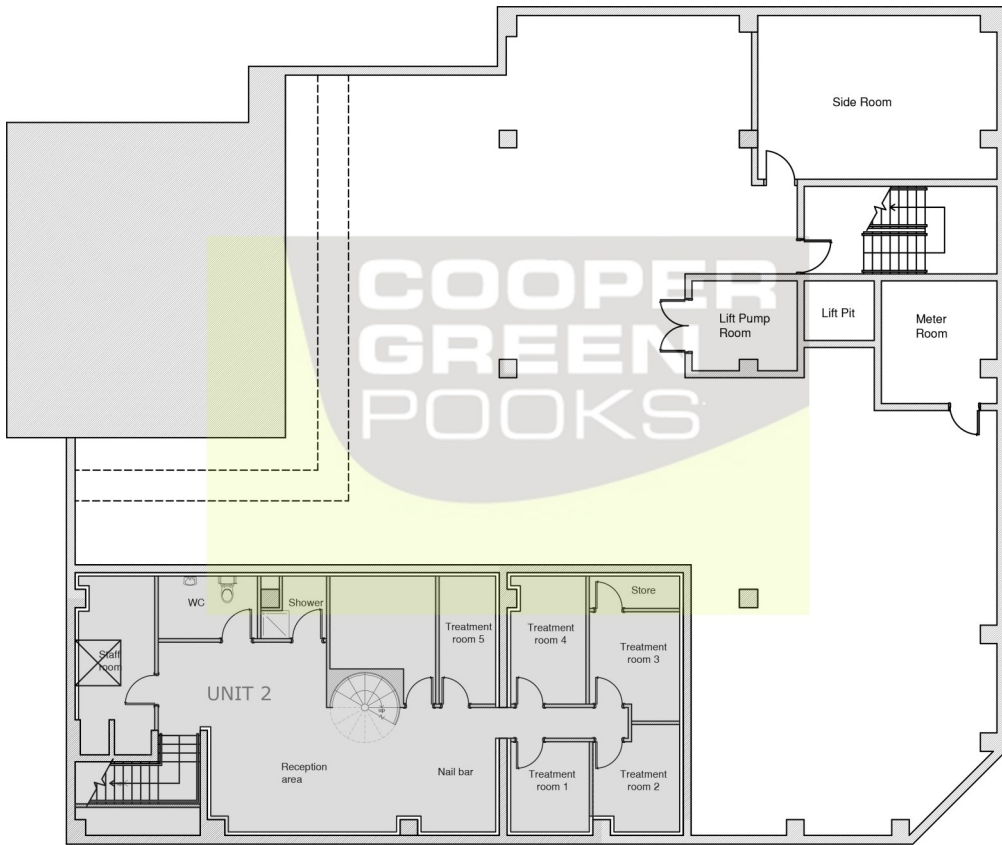
Both parties to cover their own legal costs.

VAT:

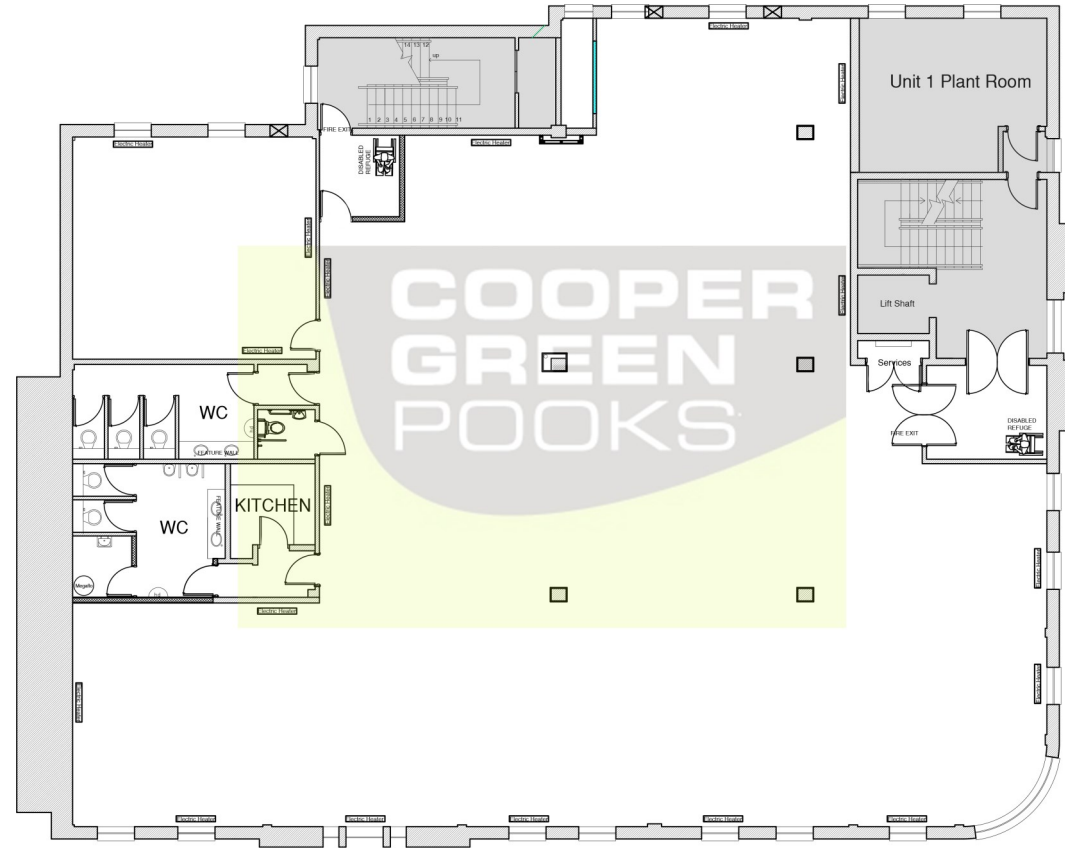
We have been advised that the Landlord has elected to charge for VAT at the property.

Services:

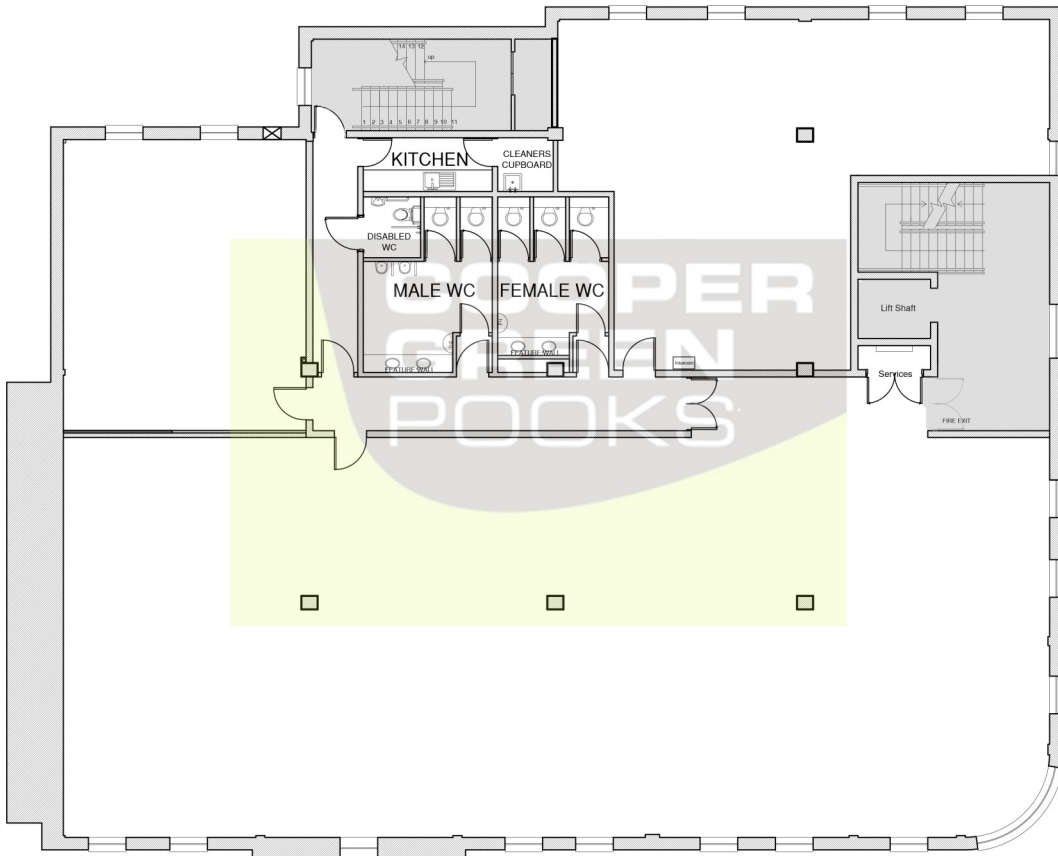
All mains services are believed to be connected to the property.



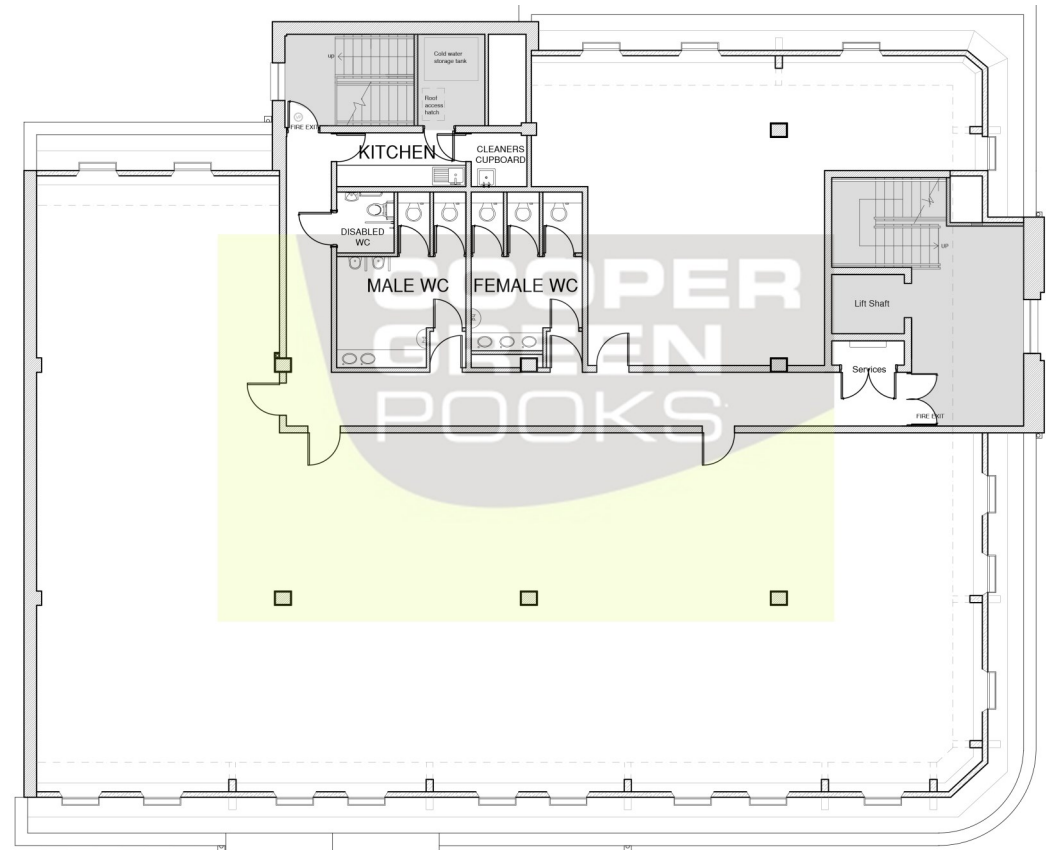
BASEMENT - COMMUNAL STORAGE



FIRST FLOOR OFFICES



SECOND FLOOR



THIRD FLOOR OFFICES



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.



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