

**COOPER
GREEN
POOKS**

**The Tannery, Third Floor,
Barker Street, Shrewsbury, SY1 1QJ**

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01743 276666
TO LET

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New Build Office to Let



Summary

- New build town centre Offices to let on a new lease (terms to be agreed).
- Floor area 1452 sq ft (134.89 sq m).
- Rent €18,500 per annum (exclusive).
- Located on Barker Street.
- Nearby occupiers include Lunts Pharmacy, Riverside Medical Practice, Halls, Cooper Green Pooks, Miller Evans (all estate agents) and Shrewsbury's Market Hall.
- A short walk to public transport including Shrewsbury railway station.
- Opposite public and private car parks.
- Lift Access and Air-Conditioning.
- Includes Kitchenette.
- Part of a new mixed use development.
- EPC: A (20)



For further information contact:

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 [Virtual Tour](#)

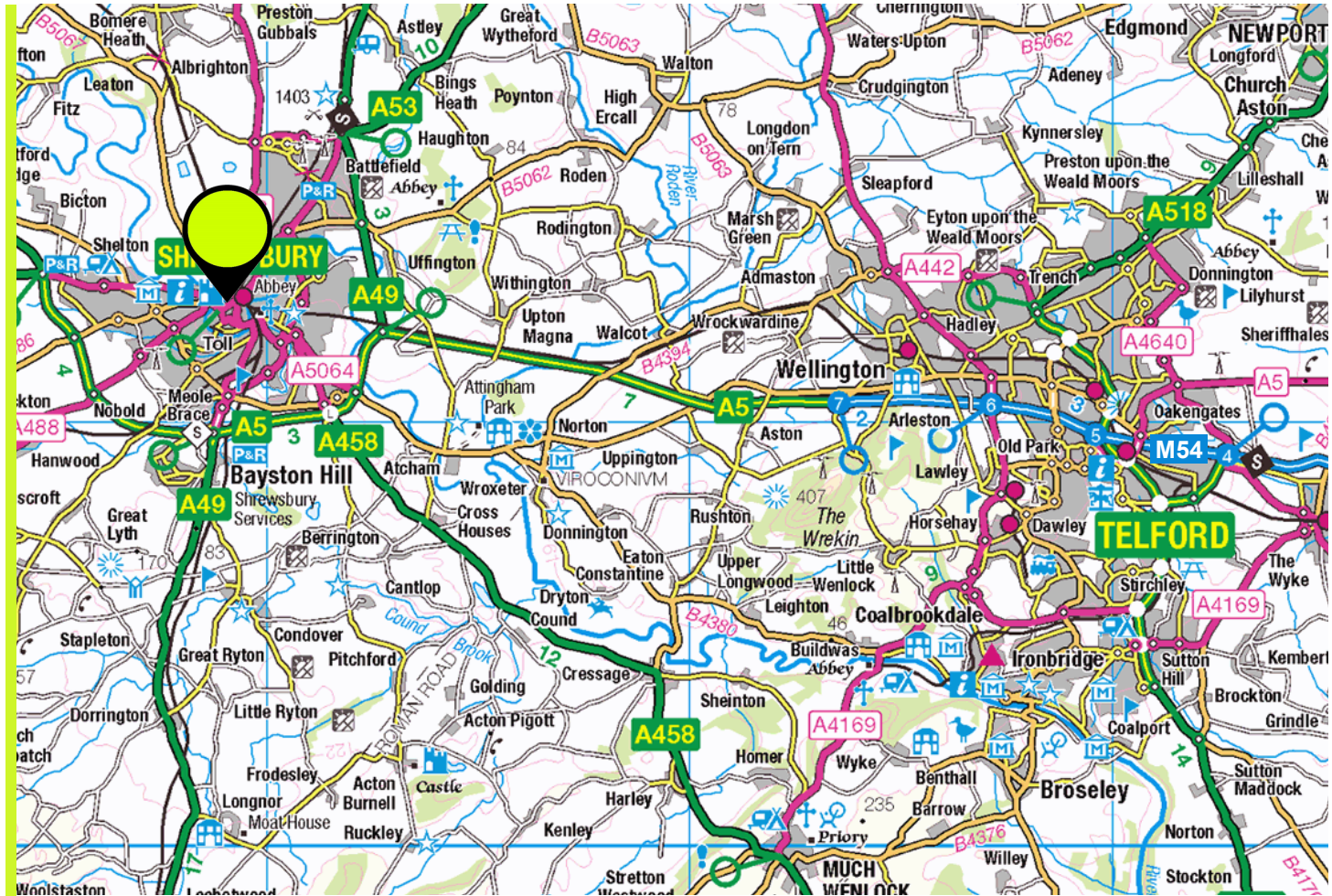
Description:

The premises comprise the third floor of a recently built four-story mixed use building with lift access. Retail offering on ground floor including medical practice and pharmacy.

Situation:

The property is located within Shrewsbury Town Centre, opposite Rowley's Mansion, with all amenities to hand. There are a number of public and private car parks within walking distance and the property is well served by public transport, with bus stops and the railway station nearby.

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.



Chester
44 miles
Birmingham
47 miles

Telford
14 miles



Manchester
1 hr 33 mins
Birmingham
1 hr 17 mins

Telford
35 mins



Manchester
1 hr 27mins
Birmingham
1 hr 2mins

Liverpool
1 hr 23mins



Proposal

The premises are available on a new 6 year lease on Tenants apportioned full repairing and insuring basis. The lease will be subject to a rent review/tenant's break clause at the end of year 3.

Accommodation

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

| Floor | Description | Size (sq ft) | Size (sq m) |
|----------------------------|-------------------|--------------|---------------|
| Ground Floor | Lift Access | | |
| Third Floor | Open Plan Offices | 1,452 | 134.89 |
| Third Floor | Kitchenette | | |
| Third Floor | Toilets | | |
| Gross Internal Area | | 1,452 | 134.89 |

Business Rates:

To be assessed.

↖ **Energy Performance Rating: A (20)**

Services:

All mains services (excluding gas) are understood to be available subject to connection charges by the utility companies.

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 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 3-6 month's rent is typically required.

Service Charge:

There will be a service charge payable by the tenant.

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

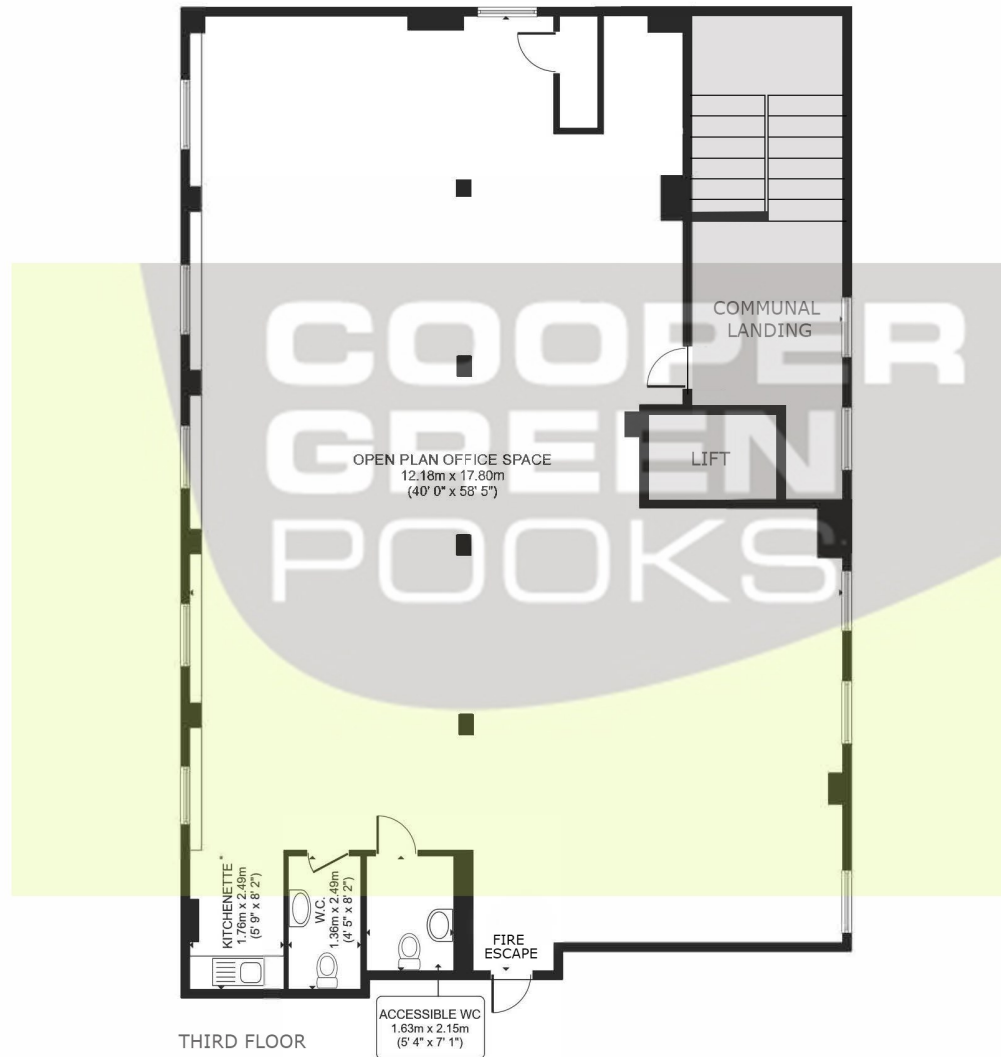
All items usually classed as tenants' fixtures and fittings, and not mentioned in these details are excluded from the letting.

Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including any 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 initial marketing, the Owner/ Landlord had elected to charge VAT on the rent.



GROSS INTERNAL AREA
THIRD FLOOR: 134.89sq m / 1,452sq ft
TOTAL: 134.89sq m / 1,452sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

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.





50 metres
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