



11 Bellstone, Shrewsbury, SY1 1HU

Whole Building to Let



Summary

- Whole Building available to let on a new lease (terms to be agreed).
- Net Internal Area (249.77sq m (2,688.52sq ft)).
- Rent £40,000 per annum (exclusive).
- Both internal and separate side access to upper floors lends flexibility for sub-division and/or mixed use.
- Excellent frontage onto Bellstone with immediate access to town centre amenities.
- Directly opposite the 'UK's favorite' market hall.
- Preference to let as a whole but will consider subdivision of the ground and basement from the 1st and 2nd floor.

For further information, contact:

Andrew Birtwistle
01743 276 666 / 07775 703 246
ab@cgpooks.co.uk

James Satoor
07494 328 693 / 01743 276 617
james.satoor@cgpooks.co.uk

Description:

11 Bellstone comprises an imposing Georgian building arranged on ground and two upper floors together with basement storage facilities. Access to the two upper floors is via an internal staircase or alternatively, there is a self-contained separate side access meaning the building lends itself to a variety of uses or mixed uses. The building fronts onto a wide pavement providing potential for a pavement seating license and there is an on street loading bay outside with a generous car park nearby. The upper floor offices benefit from good natural light from large windows opening onto Bellstone.

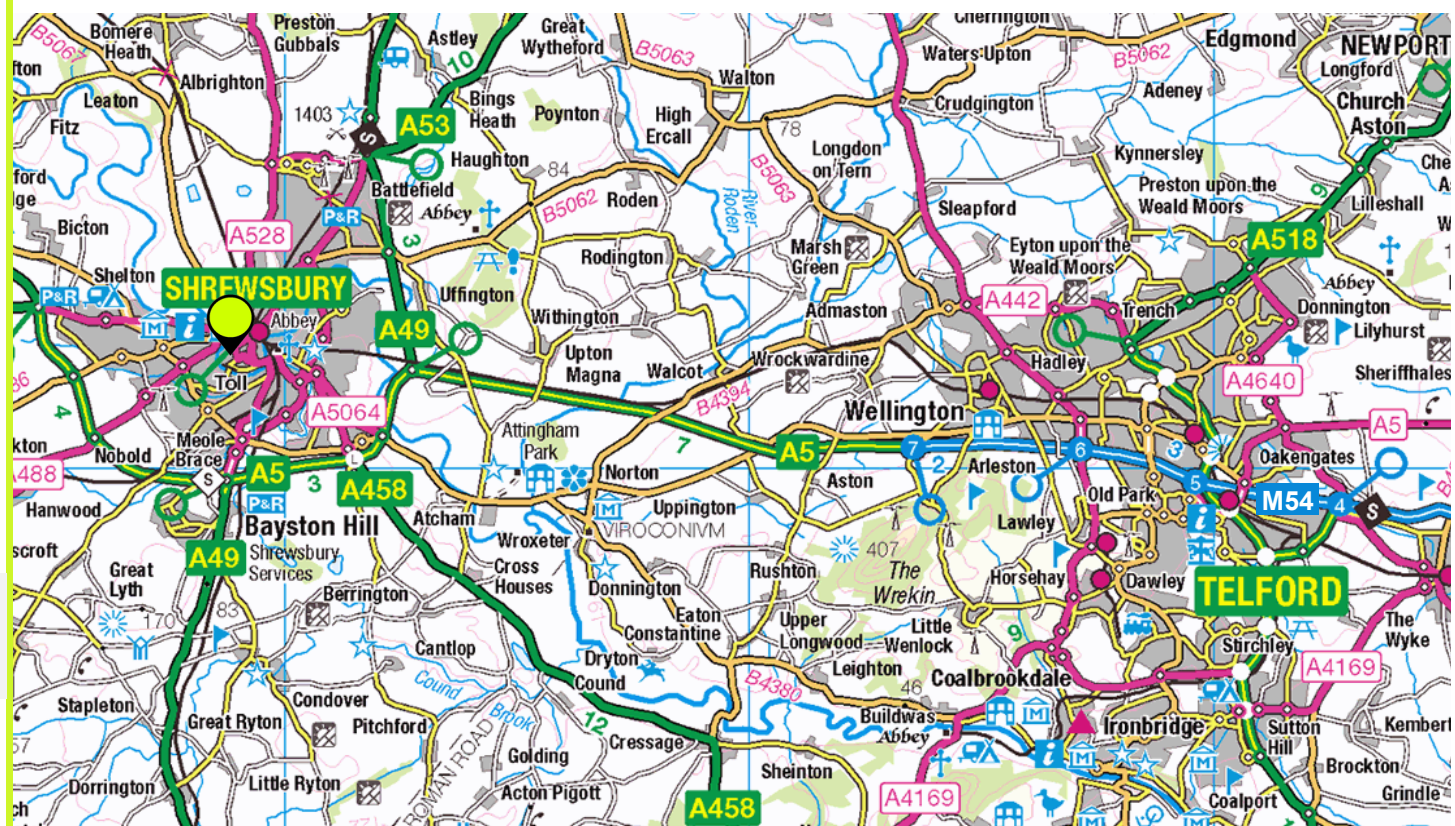
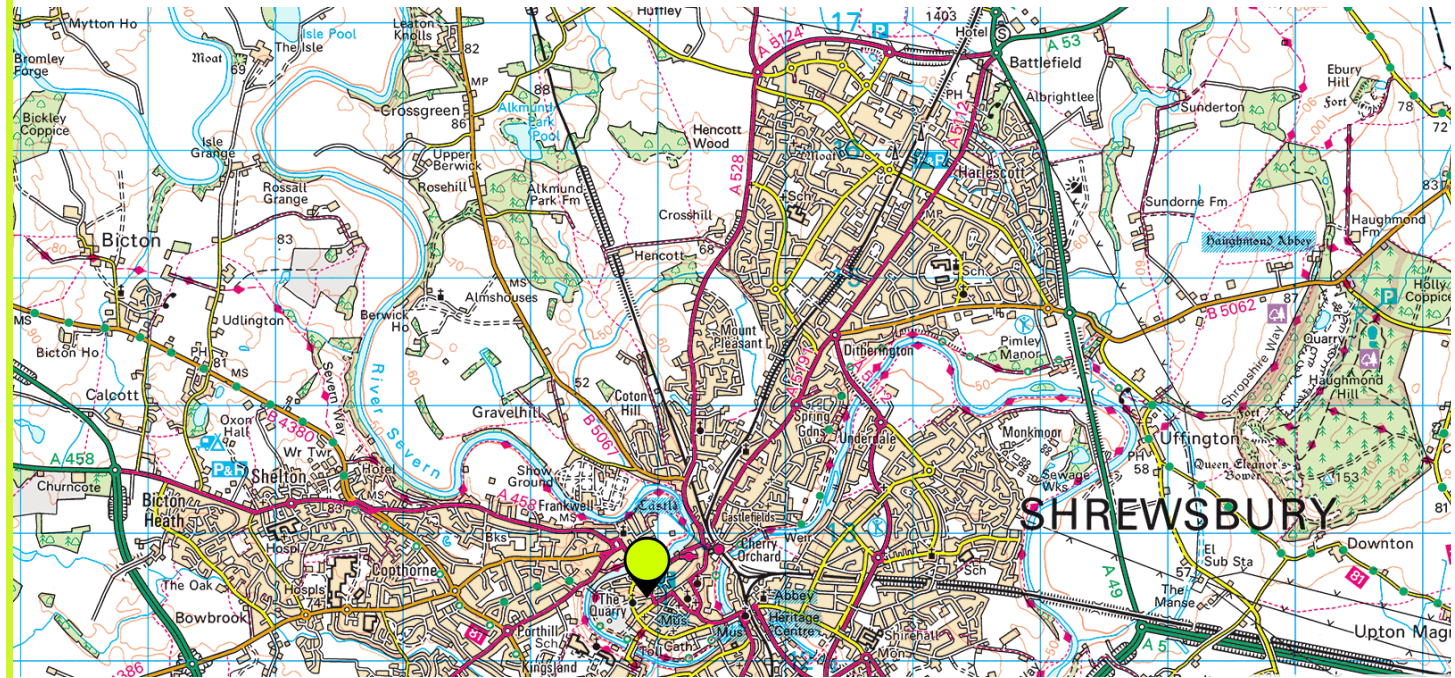
Situation:

The property is situated on the west side of the Town Centre on the main thoroughfare through Town. Specifically, it lies in a prominent position at the junction of Claremont Street, Bellstone and Barker Street, directly opposite the Market Hall recently voted the 'UK's favorite' market hall. Occupiers in the immediate area comprise financial services, solicitors, estate agents, medical services and a variety of food and beverage offers.

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 approximately 608,000 people.

Shrewsbury is strategically situated with access to Chester to the North and Hereford to the South via the A49, and the M6 motorway to the East via the M54. Shrewsbury is also considered the 'gateway' to mid/north Wales being located on the A5 and the A458.



Virtual Tour

what3words

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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 within Shrewsbury's 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.

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)
Ground Floor	Sales Area	905.8	84.15
First Floor	Offices	672.3	62.46
Second Floor	Offices	778.66	72.34
Basement	Storage	375.66	34.9
Net Internal Area (Excluding Basement)		2,357	218.95

Deposit:

A rent deposit may be required prior to completion of any new lease.

References:

Satisfactory references/company trading accounts may be required.

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:

All prices and any rents mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. The landlord has elected to charge VAT on the rent.

Services:

All mains services are connected to the property.

Ratable Value: Ground Floor & Basement ↗ **€22,500**
1st April 2023 First Floor Offices ↗ **€7,300**
Second Floor Offices ↗ **€7,100**

Energy Performance Rating: ↗ **TBC**



Chester 44 miles
Telford 14 miles
Birmingham 47 Miles

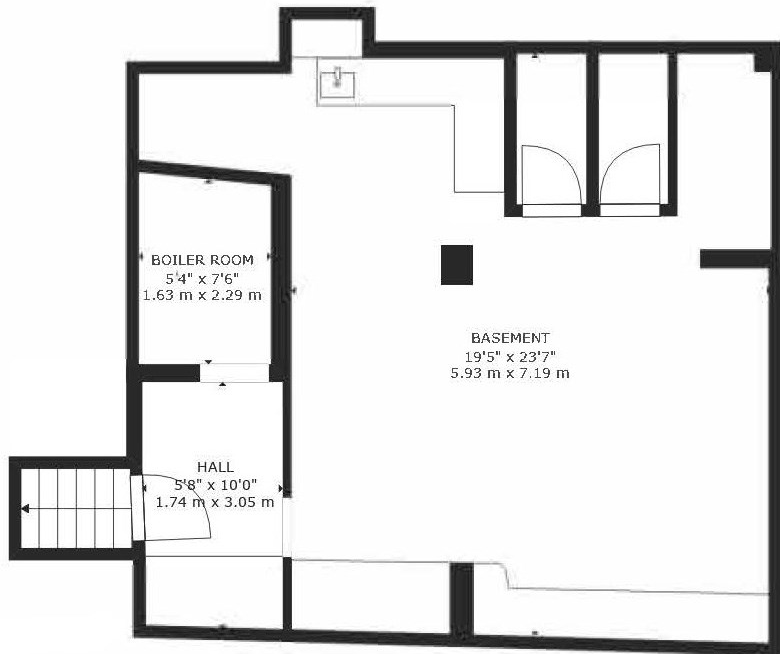


Manchester 1 hr 33 mins
Telford 35 mins
Birmingham 1hr 17 mins



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

BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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.

