



Suite 9-10 High Street Chambers,  
10-11 High Street, Shrewsbury, SY1 1SP

Office Suite to let

- Bright and convenient unfurnished town centre office suite.
- 43.57m<sup>2</sup> sq m (469 sq ft) NIA.
- Immediately available on a rolling license at a rent of £6,000 pa / £500 pcm (exclusive).
- High Street location with shared access leading to upper floor offices.
- All town centre amenities immediately to hand.
- Nearby occupiers include Write Here (stationary shop), Seasalt, Crew Clothing, White Stuff, HSBC Bank, Waterstones, Starbucks and Costa Coffee amongst a variety of other National and Independent retailers and eateries.
- Located within a characterful period building.
- Benefits from modern lighting, carpets and electric heaters.
- Shared kitchenette and toilets.
- Close to public car parks, Shrewsbury Railway Station and Bus Station.
- A short walk to the Quarry Park and River Severn.



For further information, contact:  
James Sator | 01743 276 666 | [james.sator@cgpooks.co.uk](mailto:james.sator@cgpooks.co.uk)

## Planning

The property has an existing use as offices and are situated within Shrewsbury Town Centre Conservation Area.

## VAT

It is our understanding that the property is not elected for VAT and therefore VAT will not be charged on the rent.

## Costs

The incoming tenant is to pay the landlord's reasonable legal costs associated with the license to occupy.

## Fixtures and Fittings

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

## Local Authority

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

➤ **Ratable Value**                      **£3,950**  
(1st April 2023)

The occupier may qualify for up to 100% small Business Relief, Applicant to make their own enquiries.

➤ **EPC**    **E 120**



## 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 (m <sup>2</sup> )
Ground Floor	Communal		
Second Floor	Toilets		
Second Floor	Kitchenette		
Second Floor	Suite 9-10	469	43.57
<b>Total</b>		<b>469</b>	<b>43.57</b>



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