





## Offices at 2 Sherratt Court, Beaumont Road, Church Stretton, SY6 6BN

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Roger Parry and Partners have been instructed to offer Offices to let at 2 Sherratt Court, Beaumont Road, Church Stretton, SY6 6BN

The property occupies a convenient location within Church Stretton with the A49 just a stones throw away providing good links to Shrewsbury, Cheshire and The West Midlands.

#### Description

The premises comprises office space extending to approximately 118.04 m<sup>2</sup>, 1270.57 sq. Ft. With 2 allocated parking spaces.

The office suite is to a high standard and provides private office rooms and reception areas, having the benefit of air conditioning and lots of natural light from mostly double glazed windows, there is a kitchenette as well as separate W.C.

#### Services

We understand that mains water, drainage and electricity are connected/available to the property. Prospective tenants must satisfy themselves in respect of the properties capacity of all services and drainage.

#### Tenure

The premises are available To Let on a new Tenant's apportioned full repairing and insuring lease for a minimum term of 2 years.

#### Rent

Rent is payable at £7,500 per annum exclusive.



### EPC Rating

B (37).

### Timescale

The property is available to let immediately.

### Planning

Interested parties are advised to make their own enquiries regarding their proposed use of the premises with the Local Planning Authority.

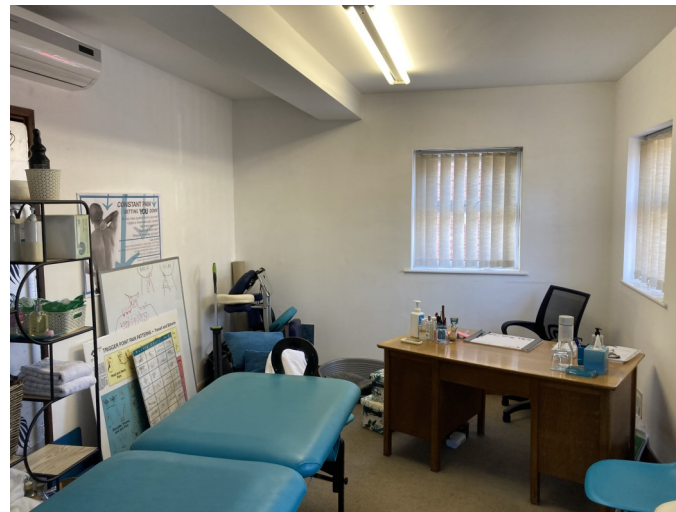
### Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Tel: 0345 678 9000

### Viewings

Strictly by prior appointment with the sole Letting Agents Roger Parry & Partners, Mercian House, 9 Darwin Court, Oxon Business Park, Shrewsbury, SY3 5AL. Tel: 01743 791336





## Directions:

From the centre of Church Stretton take the B4371 east, take the first left onto Beaumont Road and the property is on the left hand side.

*What3words //useful.thighs.requests*

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Andrew Lowe MRICS

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

Mercian House, 9 Darwin Court, Oxon Business Park,  
Shrewsbury, SY3 5AL

andrewlowe@rogerparry.net

01743 791336



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.