



WELL LOCATED TOWN CENTRE OFFICE SUITE

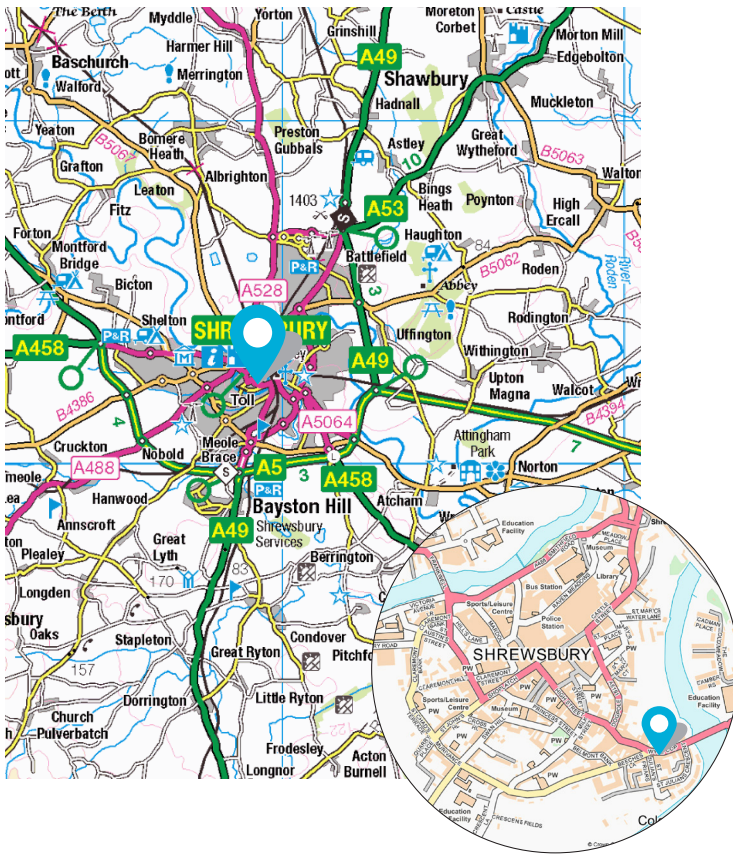
SUITE 3, GROVE HOUSE, 8 ST JULIAN FRIARS, SHREWSBURY, SHROPSHIRE, SY1 1XL

- Prominent town centre office
- Car parking available by separate negotiation
- All inclusive rents
- Size 54 m sq (586 sq ft)

RENT: £700 per calendar month (Exclusive)

TO LET

TOWN CENTRE OFFICE SUITE



DESCRIPTION

The office suite forms part of a property accessed from St Julian's Friars. Suite 3 forms part of a three storey property and is arranged over the first floor and second floor which is available at 586 sq ft. The offices are accessed via a central ground floor entrance hallway and benefit from shared use of toilet and staffroom facilities. Suite 3 has its own kitchen and WC facilities within the demise.

Car parking spaces are available by separate negotiation

ACCOMMODATION

(All measurements are approximate only)

	M SQ	SQ FT
SUITE 3		
First Floor (Office 4)	38	412
Second Floor	16	174

LOCATION

The property is located just off St Julian's Friars in the town centre of the county town of Shrewsbury. St Julian's Friars is located on the east side of the town centre and serves as an important link between the town centre and Longden Coleham.

The surrounding occupiers are in a variety of commercial and residential uses and include The Hop and Friar Pub, Tanners Wines, The Lion Hotel, and a variety of unique boutique retailers, cafés and wine bars.

St Julian's public car park is within close proximity of the property.

Shrewsbury has a population in excess of 100,000 people. The road communications are excellent with the A5 Trunk Road leading to the M54 8 miles to the east, which leads to Junctions 10 and 11 of the M6 Motorway. Shrewsbury Railway station provides direct access to Telford, Wolverhampton, Birmingham and London.

Shrewsbury is the administrative centre for Shropshire and a historic tourist centre.



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RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

SUITE 3

Rateable Value (2021/22) £3,300

Rates Payable (2021/22) £1,647

Interested parties should make their own enquiries to the local authority.

RENT

£700 per calendar month

VAT

The property is understood to be subject to VAT.

PLANNING

Interested parties are advised to make their own enquiries to the local authority.

We understand that the building has existing planning for use class E.

EPC

The property has an EPC rating of E (103)

SERVICES

(Not tested at the time of inspection)

We understand that all mains services are connected to the property. The office suites are heated by a gas fired central heating system. Services are all inclusive in the rental.

TENURE

The office suite is available on Tenants Full Repairing and Insuring Terms on a new lease for a length of lease to be negotiated.

LEGAL COSTS

The incoming tenants is to be responsible for the landlords reasonable legal costs in the lease of the office suite.

LOCAL AUTHORITY

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



VIEWING

Viewing via the letting agents:

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Commercial Department

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