

TO LET

FIRST FLOOR OFFICE SUITE



**RENT:**  
**£375**  
**PER MONTH**  
**(EXCLUSIVE)**

PROMINENTLY LOCATED OFFICE SUITE IN SOUGHT AFTER TOWN OF SHREWSBURY  
SUITE 5, 51 RACECOURSE CRESCENT, SHREWSBURY, SHROPSHIRE, SY2 5BW

- Located at the junction of Monkmoor Road and Racecourse Crescent
- Total Net Internal Floor Area of approximately 168 ft sq (15.57 m sq)
- Includes access to shared kitchen facilities and WC
- Off road car parking may be available
- Suitable for a variety of commercial uses (Subject To Statutory Consents)



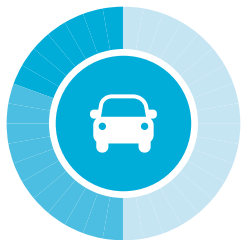
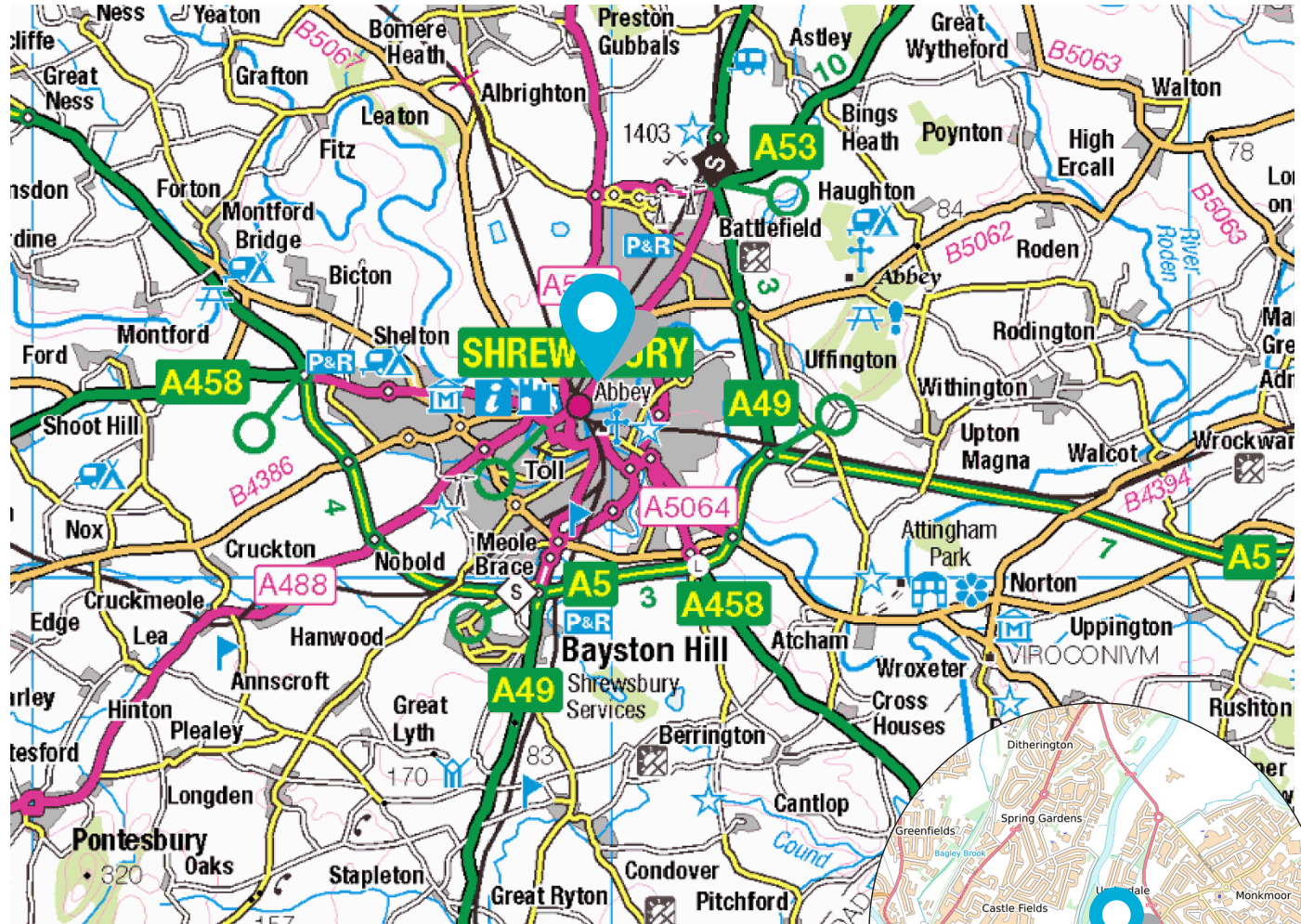
## LOCATION

The property is very prominently located at the junction of Monkmoor Road with Racecourse Crescent in the sought after town of Shrewsbury. Monkmoor Road serves as an important link road in the road system of Shrewsbury linking the south and east of the town to the north of the town. The property is located in an area of mixed development and is located in proximity to all local amenities. The property is located within easy access of the A5/M54 that provides access to the national road network.

Shrewsbury is the County Town of Shropshire and is an established tourist and market town and the town centre benefits from numerous listed buildings.

The town had a population of 71,715 at the 2011 Census. The town is located 9 miles east of the Welsh Border and serves as a commercial centre for Shropshire and mid- Wales with a retail output of over £299 million per year.

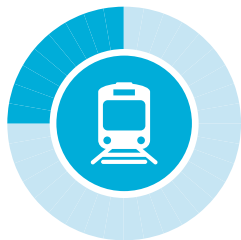
The town is located approximately 48 miles west of the City of Birmingham, approximately 44 miles south of the City of Chester and approximately 53 miles north of the City of Hereford. The town benefits from proximity to the A5/M54 and this provides access to the national road network.



**CHESTER**  
44 MILES

**BIRMINGHAM**  
48 MILES

**HEREFORD**  
53 MILES



**BIRMINGHAM**  
1H

**LONDON**  
2H 30M



**LIVERPOOL AIRPORT**  
68 MILES

**BIRMINGHAM AIRPORT**  
56 MILES

**MANCHESTER AIRPORT**  
63 MILES



**DESCRIPTION**

The property comprises of a first floor office with shared welfare facilities providing a Total Net Internal Floor Area of approximately 168ft sq (15.57 m sq). The property benefits from a shared alarm system and parking may be available (TBC).

**ACCOMMODATION**

All measurements are approximate and in accordance with the RICS Code of Measuring Practice:

	SQM	SQFT
SUITE 5	15.57	168

**PLANNING**

Prospective tenants to make their own enquiries. The property is understood to benefit from Use Class E of the Town and Country Use Classes Order. Prospective purchasers should rely on their own enquiries.



## RATEABLE VALUE

To be assessed.

The property may attract Small Business Rate Relief. Interested parties should make their own enquiries to the local authority.

## SERVICES

(Not tested at the time of inspection)

The property is understood to benefit from mains water, electricity, drainage and gas. Further details are available from the letting agents.

## EPC

Energy Rating: C

Valid until 12 June 2032

Certificate number: 1201-0646-0511-4348-1716

## TENURE

Available on all inclusive licence agreements with the licensee being responsible for the payment of business rates. There is a £25.00 pcm energy surcharge in addition to the licence agreement.



## First Floor



FOR ILLUSTRATIVE PURPOSES ONLY

## LEGAL COSTS

Each party to bear their own legal costs incurred in respect of the letting of the property.

## VAT

The property is understood not to be elected for VAT and therefore VAT will not be payable on the rent.

## RENT

£375 per month (Exclusive)

## LOCAL AUTHORITY

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

Telephone: 0345 678 9000

## VIEWING

Strictly by prior arrangement with the letting agents.

For more information or to arrange a viewing, please contact:

James Evans

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E: james.evans@hallsgb.com

Commercial Department

01743 450 700

E: commercialmarketing@hallsgb.com

Halls  
COMMERCIAL