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)

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LOCATION

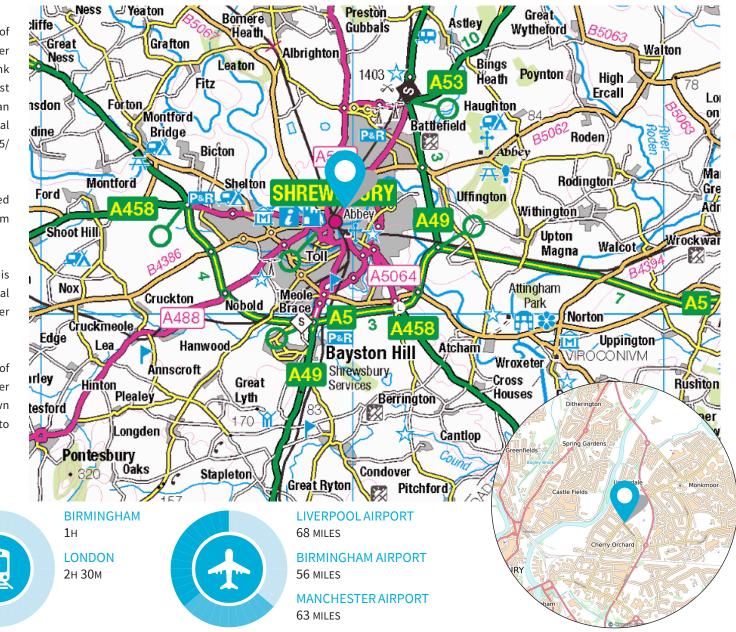
The property is very prominently located at the junction of Monkmoor Road with Racecourse Crescent in the sought after town of Shrewsbury. Monkmoor Road serves as an important link road in the road system of Shrewsbury linking the south and east of the town to the north of the town. The property is located 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.





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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:

	SQ M	SQ FT
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.

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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)

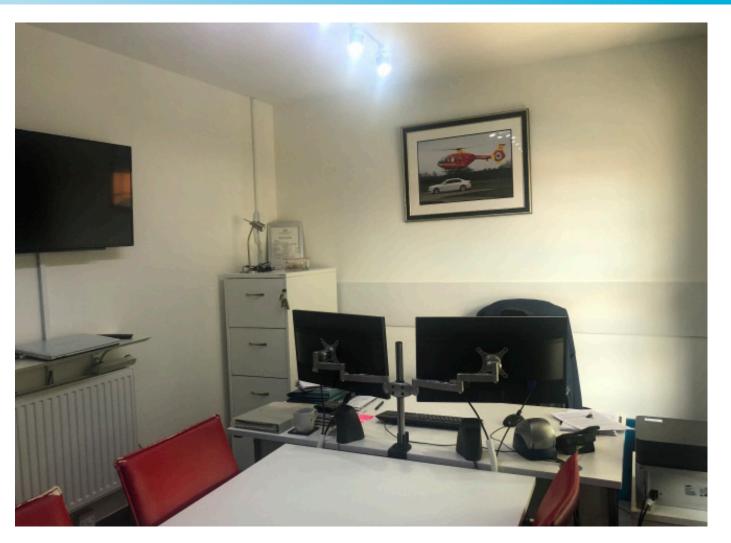
The property is understood to benefit from mains water, electricity, drainage and gas. Further details are available from the letting agents.

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 licencee being responsible for the payment of business rates. There is a £25.00 pcm energy surcharge in addition to the licence agreement.



FIRST FLOOR OFFICE SUITE

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

01743 450 700

07792 222 028 E: james.evans@hallsgb.com



Commercial Department

E: commercialmarketing@hallsgb.com

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wale Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are; given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not consitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. II) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential las nor any contamination. The our chaser is reasonable for making his or her own enouries in this reard, iii) Neither Halls nor any

iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

