





Commercial Let, Frankwell, Shrewsbury, SY3  
£650 PCM

Commercial Let

A first-floor suite of two office/treatment rooms occupying a very visible and accessible location on the Welsh Bridge in Shrewsbury.

## Commercial premises

### EPC rating F

Exemption registered - listed building

A first-floor suite of two office/treatment rooms occupying a very visible and accessible location on the Welsh Bridge in Shrewsbury. The property attracts full small business rate relief and if the business works from one location only there would be no rates payable.

Available from 22nd May 2026.

Rent: £650pcm

Deposit: £750

Insurance charges are in addition to the rent.

### FRONT ROOM

17'7" x 10'4" (5.36 x 3.15)

Large visible window making this a lovely light space.

### REAR ROOM

14'7" x 11'1" (4.44 x 3.38)

The room is arranged on two levels.

### KITCHEN

With fitted electric hob, refrigerator and microwave oven. Stainless steel sink.

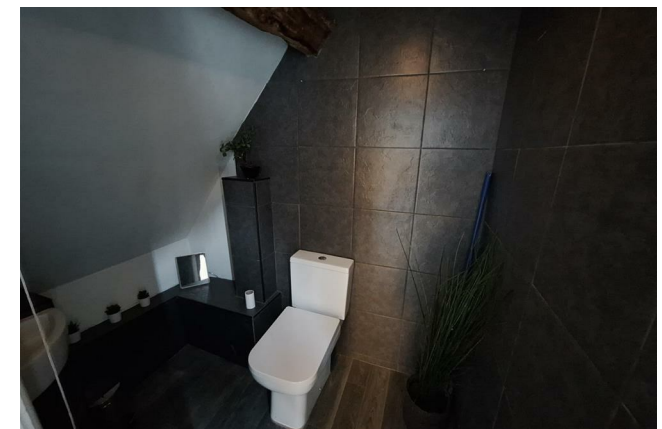
### CLOAKROOM

With WC and hand basin.

### DIRECTIONS:

From Frankwell Carpark in Shrewsbury proceed on foot back towards the Welsh Bridge. Bear left at the traffic lights (towards the town centre) and the door to the property is on the left hand side after approximately 20m (next door to our offices)

Viewing of the property is by appointment only, please contact agents.



## General Services:

**Local Authority:** Shropshire County Council

**Council Tax Band:** Exempt

**EPC Rating:**

## Directions:

From Frankwell Carpark in Shrewsbury proceed on foot back towards the Welsh Bridge. Bear left at the traffic lights (towards the town centre) and the door to the property is on the left hand side after approximately 20m (next door to our offices)

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



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.