



25 Claremont Hill, Shrewsbury, Shropshire, SY1 1RD

Rent: £3,600 dependant on size/specification

To Let Under Licence

Subject to contract



Town Centre Office Suites. Located in Characterful Grade II Listed Building. Superfast Broadband WiFi Connectivity. Break Out Zones

- Short Term Office Space
- Public Transport Nearby
- Superfast Broadband
- Cafe and Garden Break Out Zones
- Central Heating
- Shared Facilities
- Characterful Grade II Listed Building
- EPC: E (107)

DESCRIPTION

Town Centre Office Suites. Located in Characterful Grade II Listed Building. Superfast Broadband WiFi Connectivity. Break Out Zones to Café and Communal Garden, Gas Fired Central Heating, Meeting Room Bookable Separately.

On Site Car Parking Spaces Available Under Separate Licence

SITUATION

Within Severnvalle Language School Building. Shrewsbury Town Centre.

The premises are situated approximately at the halfway point on Claremont Hill, a predominately pedestrianised zone and is well situated for all Town Centre amenities and public car parking/public transport facilities.

Shrewsbury is the county town of Shropshire with a borough population of about 90,000 and a substantial catchment extending into Mid Wales.

What3words.com: ///pouch.songs.lion

<https://w3w.co/pouch.songs.lion>

ACCOMMODATION

(All measurements are approximate and on IPMS 3 (Office) basis)

Office Suites, Shared WCs

Basement	Meeting Room	9.1 Sq M (97.95 Sq Ft)
Basement	Office B1	19.5 Sq M (209.9 Sq Ft)
Ground Floor	Office G2	
Basement	Office B3	24.84 Sq M (267.38 Sq Ft)
Ground Floor	Office G4	13.1 Sq M (141.01 Sq Ft)
Top Floor	Room 7	
Top Floor	Room 8	7.3 Sq M (78.58 Sq Ft)

TENURE

Short Term Licence Agreements Available. Co-working Options Also Available.

SERVICES

All mains services (excluding gas) are understood to be available subject to connection charges by the utility companies.

ENERGY PERFORMANCE CERTIFICATE

<https://find-energy-certificate.service.gov.uk/energy-certificate/0496-2464-0130-7000-2403>

RATING ASSESSMENT

Current Period RV £21,750, payable £10,853.25 per annum.

The rateable occupier may qualify for Small Business Rates Relief. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

<https://www.tax.service.gov.uk/business-rates-find/valuations/1442758000>

LOCAL AUTHORITY

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND
Tel: 0345 678 9000

TOWN PLANNING/USE

The premises are understood to have an existing use for Class E office purposes and are situated within Shrewsbury Town Centre Conservation Area. Other uses may be considered.

Prospective occupiers should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

DEPOSIT

A deposit equivalent to 3-6 month's rent is typically required.

REFERENCES

The successful applicant will typically need to provide satisfactory references/company trading accounts.

ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with anti-money laundering regulations, we are obliged to verify identity and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

FIXTURES & FITTINGS

All items usually classed as tenant's fixtures and fittings, and not mentioned in these details, are excluded from the lettings.

COSTS

Incoming tenant to pay all reasonable legal costs in respect of the transaction including any stamp duty and VAT, if applicable.

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable.

At the time of initial marketing the Owner/Landlord had elected not to charge VAT.

VIEWING

By appointment with Cooper Green Pooks 01743 276666 (option 3) or email

James Satoor

james.satoor@cgpooks.co.uk





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