



The Tannery, 3rd Floor Barker Street, Shrewsbury,
Shropshire, SY1 1QJ

Rent: £18,500 per annum

To Let On a New Lease

Subject to contract



Modern 3rd floor offices with lift access

- Newly Built Modern Offices
- LED Lighting Lift Access and Air-Cond
- Open Plan Office
- Including kitchenette
- Part of New Mixed Use Development
- Above Medical Practice
- Close To Public Transport
- EPC: A (20)

Size approx. 1,452 Sq Ft (134.89 Sq M)

DESCRIPTION

Modern 3rd floor offices with lift access

SITUATION

Opposite Rowley's Mansion. Shrewsbury Town Centre above mixed use development including medical practice and pharmacy.

The premises comprise the third floor of a modern four-storey mixed use building including retail, medical practice and pharmacy. The property is located within Shrewsbury town centre, with all amenities to hand. There are a number of public and private car parks within walking distance and the property is well served by public transport, with bus stops and the railway station nearby.

Shrewsbury is the county town of Shropshire with a borough population of about 90,000. Telford is 12 miles distant, Chester and Birmingham each about 50 miles.

What3words.com: ///smart.code.funny

<https://w3w.co/smart.code.funny>

ACCOMMODATION

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

Lift access from ground floor. Third Floor Open Plan Office including kitchenette. WC (ladies/gents and accessible)

Third Floor	Offices	1,452 Sq Ft (134.89 Sq M)
Total		1,452 Sq Ft (134.89 Sq M)

TENURE

The premises are available on a new 6 year lease on tenants apportioned full repairing and insuring basis. The lease will be subject to a rent review/tenant's break clause at the end of year 3.

SERVICE CHARGE

There will be a service charge payable by the tenant.

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/2852-3036-0307-0101-8801>

RATING ASSESSMENT

To be assessed

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 to charge VAT on the rent.

VIEWING

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

Chris Pook

cjp@cgpooks.co.uk

James Satoor

james.satoor@cgpooks.co.uk





IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.