

Claremont House, Claremont Bank, Shrewsbury,  
Shropshire, SY1 1RW

Rent: £9,600 per annum

To Let On a New Lease  
Subject to contract



**Offices Town Centre. originally constructed as a vicarage Claremont House is an early C18th building with later alterations over four floor**

- Third Floor Offices
- Imposing Grade II Georgian Building
- Parking Available Under Separate Licence
- May Qualify Small Business Rates Relief
- Elevated position, fine views over town
- Town Centre
- Residential area close to Quarry Park
- EPC: 1st Floor D (92); 3rd Floor To Follow

**Size approx. 779 Sq Ft (72.37 Sq M)**

## DESCRIPTION

Claremont House is an early C18th building with later alterations, which was originally constructed as a vicarage for the adjacent St. Chad's Church. Comprising three storeys with attic and basement the premises have now been converted to offer office accommodation arranged on four floors and basement level. The main building is of brick under a slate roof and has attractive coped Dutch gables with moulded stone cornice and parapet to eaves. Many of the original period features have been retained including fireplaces, cornices and joinery detail. The property enjoys an elevated position with fine views over the town and is only metres away from the Quarry Park.

The building also benefits from having on-site car parking 32 vehicles.

There is an attractive entrance hall with shared toilet and kitchen facilities.

## SITUATION

Town Walls. Shrewsbury Town Centre.

Located off Claremont Bank in an established commercial/residential location being well situated for all Town Centre amenities and public car parking 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: [///woven.jazzy.glow](https://w3w.co/woven.jazzy.glow)

<https://w3w.co/woven.jazzy.glow>

## ACCOMMODATION

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

First Floor Offices, Shared Kitchen Facilities to the First Floor, Shared WC Facilities to the Ground floor

Third Floor	Net Internal Area	758.77 - 779 Sq Ft (70.49 - 72.37 Sq M)
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<b>Total</b>		<b>779 Sq Ft (72.37 Sq M)</b>
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## 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.

Car parking is available separately at a licence fee of £1,200 pa per space (agreements are for three months, which then continue on a month-to-month basis unless otherwise terminated by either party on giving one months' written notice).

## SERVICE CHARGE

There are no service charges although the Tenant is responsible for the gas charges. The Landlord is responsible for buildings insurance (the cost of which is not charged back to the Tenants).

## SERVICES

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

## ENERGY PERFORMANCE CERTIFICATE

To be assessed

<https://www.gov.uk/find-energy-certificate>

## RATING ASSESSMENT

Current Period RV £3,500 payable £1,746.50 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/start/6280271000>

## 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

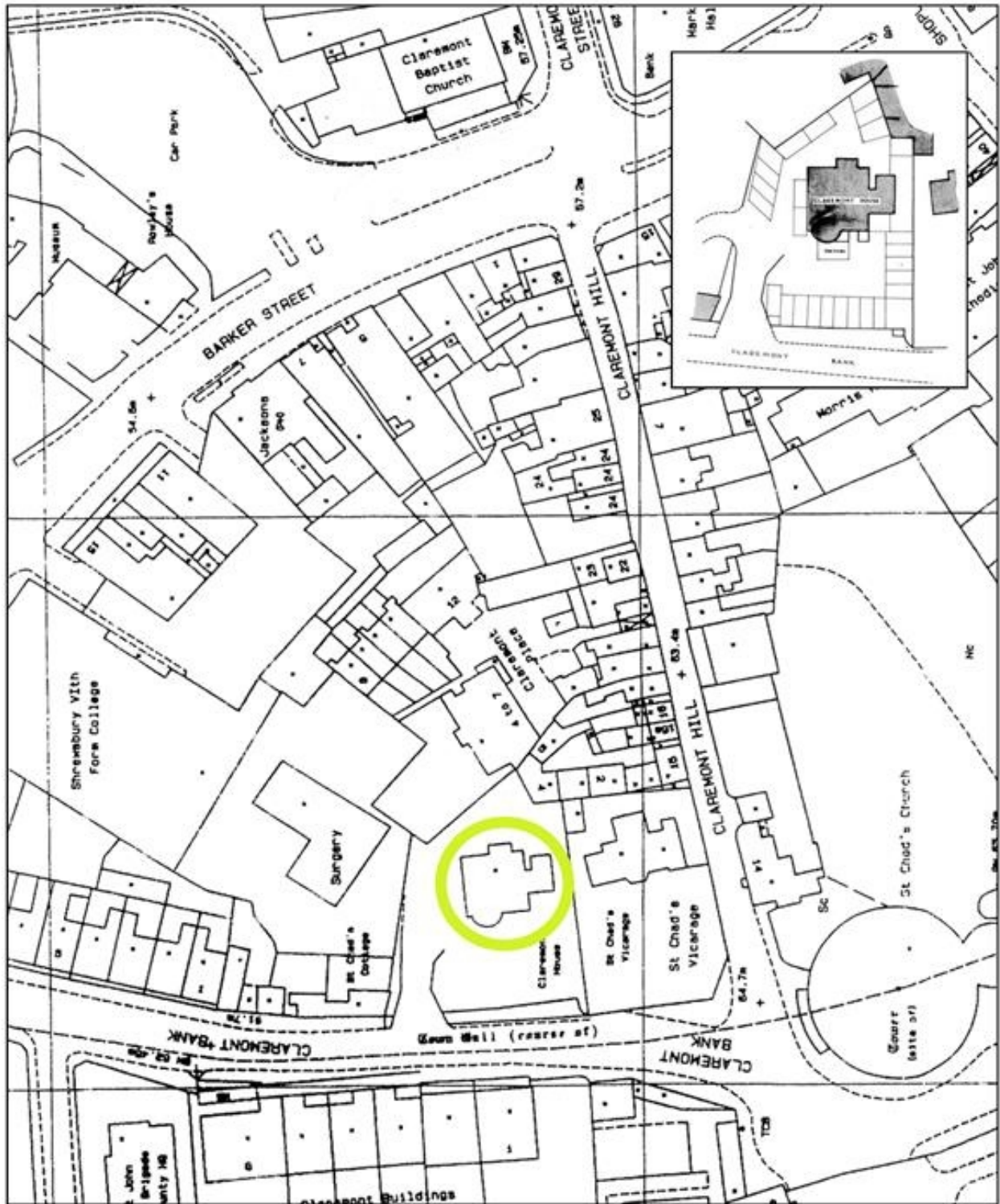
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