



Old Bank Buildings, Bellstone, Shrewsbury,  
Shropshire, SY1 1HU

Rent: £8,900 per annum

To Let On a New Lease  
Subject to contract



**Second Floor Offices Old Bank Buildings form part of an attractive three-storey town centre period of shops and offices**

- Second Floor Offices
- Period Features
- Compartmentalised Office Spaces
- May Qualify Small Business Rates Relief
- Close to Public Transport Links
- Town Centre
- Above Francesco Group
- EPC: C (70)

**Size approx. 741 Sq Ft (68.84 Sq M)**

Virtual Tour: <https://my.matterport.com/show/?m=eDRRJxvUP4t>

## DESCRIPTION

Old Bank Buildings form part of an attractive three-storey town centre period building comprising shops and commercial premises and offices. The offices benefit from modern lighting, carpets, electric heaters, etc. and there are shared kitchenette and toilet facilities.

## SITUATION

Within upper floors amongst other office users above retail frontage.

Shrewsbury Town Centre. The building is prominently situated on Bellstone, being well located for all town centre amenities and public car parks. Park and Ride bus stops are also to hand.

What3words.com: ///duck.senses.after

<https://w3w.co/duck.senses.after>

## ACCOMMODATION

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

Second Floor Offices, First Floor Shared Kitchenette and WCs

|              |         |                               |
|--------------|---------|-------------------------------|
| Second Floor | Suite 2 | 741 Sq Ft (68.84 Sq M)        |
| <b>Total</b> |         | <b>741 Sq Ft (68.84 Sq M)</b> |

## TENURE

The premises are available on a new 6 year lease on tenants internal 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/1020-0002-0137-6092-2033>

## 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/2461529000>

## 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

**Chris Pook**

cjp@cgpooks.co.uk

**James Satoor**

james.satoor@cgpooks.co.uk

**Vasil Valkanov**

vasil@cgpooks.co.uk

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