



Third Floor, The Tannery, Barker Street
Shrewsbury, SY1 1SA

Rent: £18,500 per annum

To Let

Subject to Contract



New Build Town Centre Offices

**Part of New Mixed Use Development including
Medical Practice and Pharmacy**

Public Parking, Train and Bus Station Close By

Area approx. 134.98 sq m (1,452 sq ft)

DESCRIPTION

The premises comprise the third floor of a modern four-storey mixed use building including retail, medical practice and pharmacy. The offices offer open plan space with kitchenette and toilets, while also benefiting from air conditioning, LED lighting and lift access.

SITUATION

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.

Shrewsbury is the County Town of Shropshire with a Borough population of about 90,000 and a substantial catchment extending into Mid Wales.

ACCOMMODATION

(All measurements are in accordance with International Property Measurement Standards 3 - Offices)

Ground Floor

Entrance lobby with lift and stair access to the

Third Floor

Office (including kitchenette)	134.98 sq m (1,452 sq ft)
WC (ladies/gents and disabled)	

TENURE

The offices are to let on a new lease on a tenant's apportioned full repairing and insuring lease for a term of 6 years with rent review/break option after 3 years. There will be a service charge payable by the tenant to include, the apportioned cost of the building maintenance, cleaning etc of common areas, fire alarm testing, buildings insurance, etc.

COSTS

Each side to pay their own legal costs in respect of the transaction, including any stamp duty and VAT, if applicable.

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating: A (20)

RATING ASSESSMENT

To be assessed

Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

LOCAL AUTHORITY

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

0345 678 9000

TOWN PLANNING/USE

The premises has an existing use for offices although other uses such as educational, medical etc may be suitable. Prospective occupiers should, however, rely on their own enquiries with the Local Authority as to whether planning permission is necessary for their proposed use.

FIXTURES & FITTINGS

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

DEPOSIT

A deposit equivalent to 3 to 6 month rent may be required.

REFERENCES

Where applicable, the successful applicant will need to provide satisfactory references/company trading accounts.

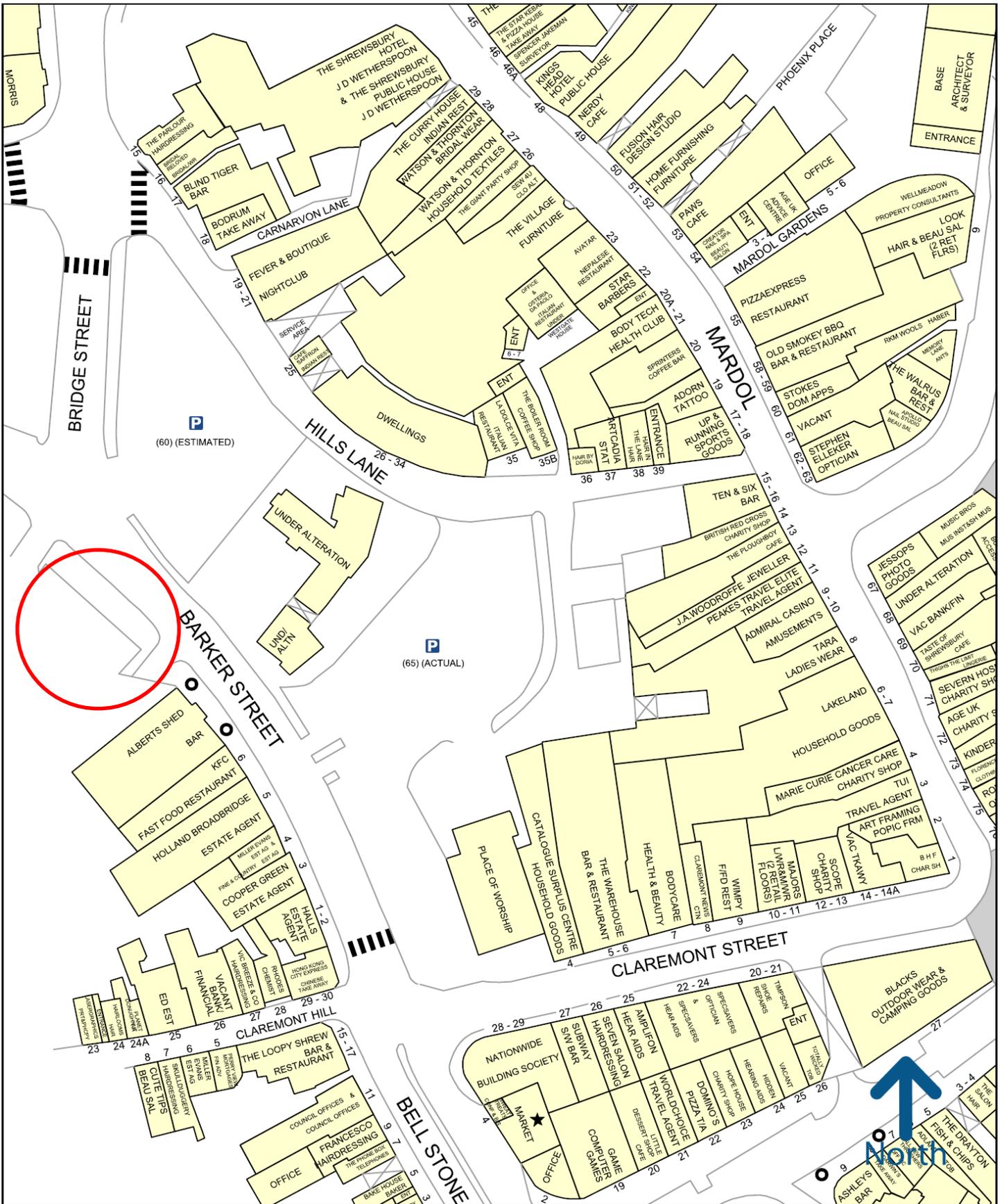
VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of preparation of these particulars the Landlord had elected to charge VAT on the rent.

VIEWING

By arrangement with Cooper Green Pooks – ask for Alessio Dyfnallt ad@cgpooks.co.uk or Lizzy McNally elizabethmcnally@cgpooks.co.uk 01743 276666





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