

OFFICES TO LET

Office Suites 1,2 & 3,First Floor,
Claremont House, Claremont Bank,
Shrewsbury, SY1 1RW

Halls¹⁸⁴⁵

COMMERCIAL



- First floor offices within attractive Grade II Listed Georgian building
- Edge of town centre location
- On-Site Car parking Available Under Separate Licence
- Area approximately 67.33 sq m (724 sq ft)

Rent: £9,600 per annum (Exclusive)

hallsgb.com

01743 450 700

TO LET

Office Suite 1,2 &3, First Floor, Claremont House, Claremont Bank, Shrewsbury, SY1 1RW

LOCATION

The premises are 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.

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 for 32 vehicles.

There is an attractive entrance hall with shared toilet and kitchen facilities. Other current occupiers of the building include Holland Morgan Ltd, Tara Professional Recruitment and Headwise Ltd.

ACCOMMODATION

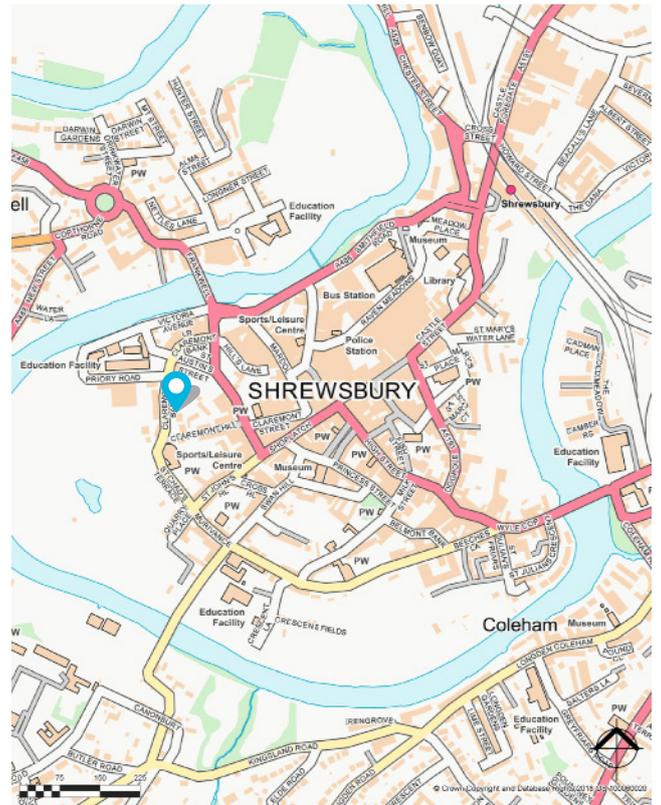
(All measurements are approximate only)

	SQ M	SQ FT
FIRST FLOOR		
Offices	67.33	724

Communal Kitchen is located to the first floor
Communal WCs located to the ground floor

RENT

£9,600 per annum (exclusive) to be paid quarterly in advance



PLANNING

The premises form part of a Grade II Listed building and is within Shrewsbury Town Centre Conservation Area.

The premises are understood to have an existing use as offices within Class B1 (Business) of the Town & Country Planning (Use Classes) Order 1987. Other uses including training, education, medical, etc. may also be suitable, subject to planning.

Interested parties are advised to make their own enquiries to the local authority.

RATEABLE VALUE

We are advised by the Local Authority that the current assessment is:

Rateable Value (2021/22):	£6,200
Rates Payable (2021/22):	£3,094

EPC

The EPC for the property is D (92)

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TENURE

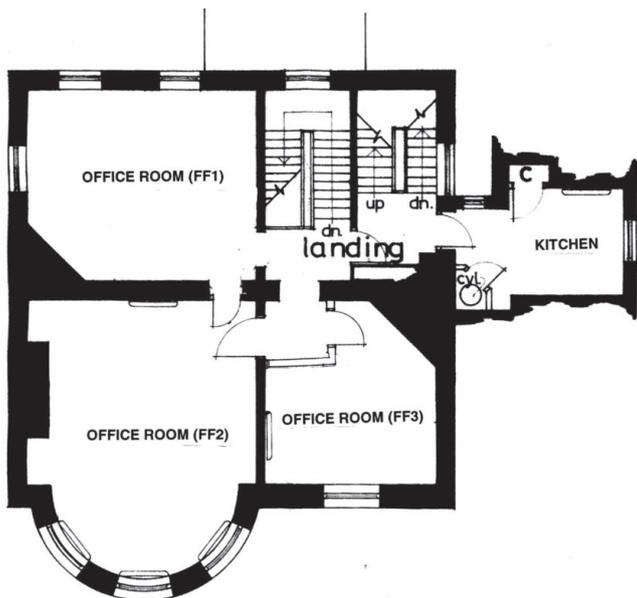
The premises are available by way of a new 6 year lease on tenant's internal repairing and apportioned insuring terms with an upward only rent review/tenant's break option in the 3rd year.

Car parking is available separately at a licence fee of £1,020 pa/ per space. Parking 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. Tenants to be responsible for the £100 plus VAT per space admin fee for preparing the licences.

There is no service charge, nor buildings insurance payable by the tenant. The Landlord bears the cost of both services and insurance without making a tenant recharge.

LEGAL COSTS

Incoming tenant to pay all reasonable legal costs in respect of the transaction including 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 preparation of these details the Landlord has elected not to charge VAT on the rent.

SERVICES

(Not tested at the time of inspection)

All mains services understood to be available, subject to connection charges by the utility companies. The premises benefit from gas fired central heating (gas consumption is charged back to the tenants on an apportioned floor area basis).

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Telephone: 0345 678 9000

Strictly by prior arrangement with the letting agents.

For more information or to arrange a viewing, please contact:

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Commercial Department

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enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/ created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

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