



**Suite 9-10 High Street Chambers,  
10-11 High Street, Shrewsbury, SY1 1SP**

**£6,000 per annum  
(exclusive)**

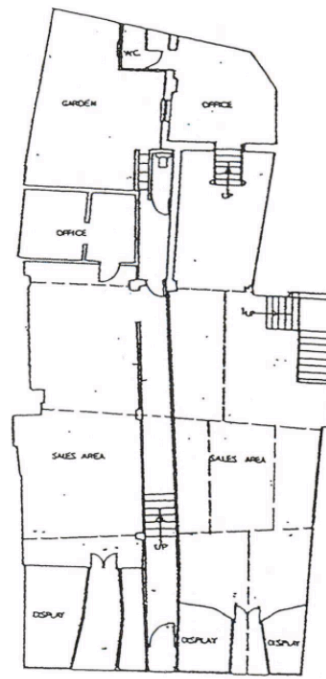
- Bright and convenient unfurnished town centre office suite.
- 43.57m<sup>2</sup> sq m (469 sq ft) NIA.
- Immediately available on a rolling license at a rent of £6,000 pa / £500 pcm (exclusive).
- High Street location with shared access leading to upper floor offices.
- All town centre amenities immediately to hand.
- Nearby occupiers include Write Here (stationary shop), Seasalt, Crew Clothing, White Stuff, HSBC Bank, Waterstones, Starbucks and Costa Coffee amongst a variety of other National and Independent retailers and eateries.
- Located within a characterful period building.
- Benefits from modern lighting, carpets and electric heaters.
- Shared kitchenette and toilets.
- Close to public car parks, Shrewsbury Railway Station and Bus Station.
- A short walk to the Quarry Park and River Severn.



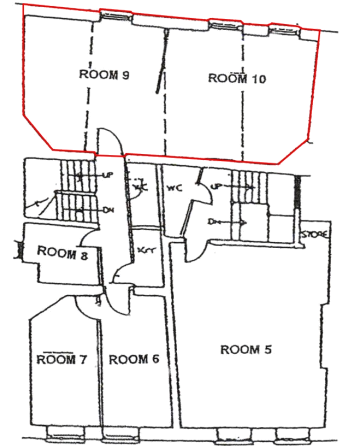
## Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice. All measurements are approximate and are on a net internal floor area)

Floor	Description	Size (sq ft)	Size (m <sup>2</sup> )
Ground Floor	Communal Entrance		
Second Floor	Toilets		
Second Floor	Kitchenette		
Second Floor	Suite 9-10	469	43.57
<b>Total</b>		<b>469</b>	<b>43.57</b>



GROUND FLOOR PLAN



SECOND FLOOR PLAN



## Planning

The property has an existing use as offices and are situated within Shrewsbury Town Centre Conservation Area.

## VAT

It is our understanding that the property is not elected for VAT and therefore VAT will not be charged on the rent.

## Costs

The incoming tenant is to pay the landlord's reasonable legal costs associated with the license to occupy.

## Fixtures and Fittings

All items usually classed as tenants fixtures and fittings and not mentioned in these particulars, are excluded from the letting.

## Local Authority

Shropshire Council  
The Shirehall,  
Abbey Foregate  
Shrewsbury  
SY2 6ND

0345 678 9000

➤ **Ratable Value** **£3,950**  
(1st April 2023)

The occupier may qualify for up to 100% small Business Relief, Applicant to make their own enquiries.

➤ **EPC** **E 120**



**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.