



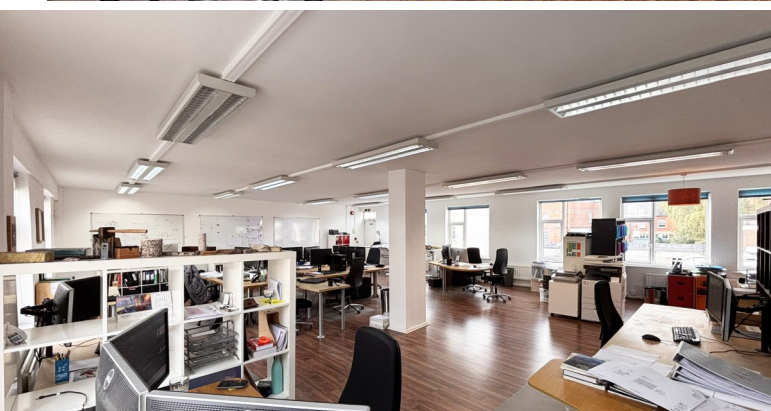
Second Floor Offices, 10b Shoplatch  
Shrewsbury, SY1 1HL

£16,500 pa (exclusive)



## Summary

- Spacious open plan office accommodation located in the heart of the town centre.
- Self contained on one floor.
- Excellent natural light throughout with windows on front and rear elevations.
- Separate meeting room and kitchen with newly refurbished w/c's.
- Shared, secure entrance directly off the street.
- 1,920 sq ft (178.37m<sup>2</sup>) Net Internal Area.
- All usual town centre amenities on the doorstep.
- Good selection of cafés, restaurants and town centre shops on the doorstep with the award winning indoor market opposite.
- Park & Ride bus stop and public car parks in the immediate vicinity .



Second Floor Offices, 10b Shoplatch, Shrewsbury, SY1 1HL

For further information, contact:  
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## Location:

The property is located in Shrewsbury town centre opposite the award winning Market Hall and close to the High Street and Pride Hill – the Town's principal shopping streets. Shoplatch forms part of the one way traffic route around the town centre meaning there are numerous public car parks and bus stops nearby with Shrewsbury railway station and bus station within easy walking distance.

The usual town centre amenities are on the doorstep with plenty of cafes, restaurants and market stalls in the immediate vicinity.

As the county town and administrative centre of Shropshire, Shrewsbury has a borough population of roughly 80,000 (according to previous census), a 5% rise since 2020 and a larger catchment extending into Mid Wales of roughly 600,000 people.

It is strategically situated at the intersection of the A49 from the South of Wales and the A5 trunk road leading to the North of Wales and Telford and Birmingham on the M54.

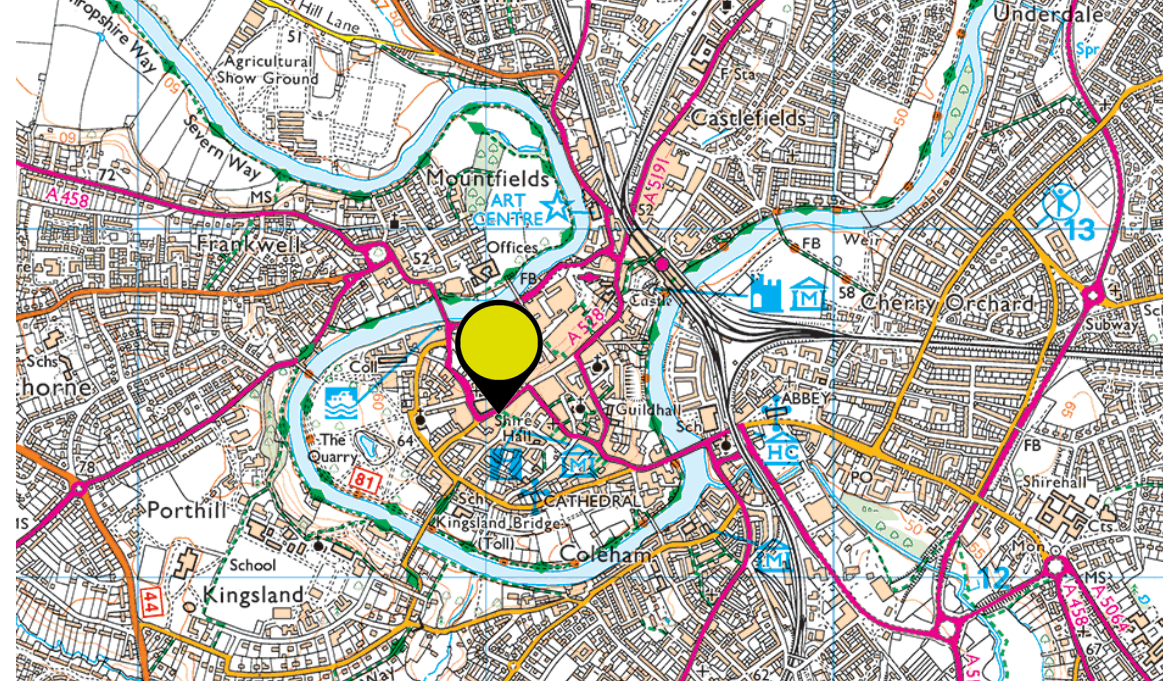


## Description:

The offices are located on the second floor of a prominent corner building with shops on the ground floor and two floors of offices above. The building has brick elevations to the upper parts with a parapet to the roof. There are large uPVC double glazed windows which were recently installed and alleviate road traffic noise. The offices are accessed via a dedicated corner doorway leading directly onto the corner of Shoplatch and Market Street.

Internally, there is a small lobby area and a shared stairway leading up to each floor. The property does not have a lift. The second floor landing leads off to a separate meeting room and kitchen, together with dedicated W/C's (which will be refurbished by the time of occupancy).

The main office is a large open-plan area in keeping with modern offices, and has excellent natural light to the front and rear elevations. Sub-division/internal partitioning could easily be created, subject to The Landlords consent .



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## Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice.

All measurements are approximate and are on a net internal floor area basis).

Floor		Size (sq ft)	Size (m <sup>2</sup> )
Ground Floor	Communal Entrance		
Second Floor	Kitchen		
Second Floor	Toilets		
Second Floor	Offices	1,920	178.37
Total		1,920 sq ft	178.37 m <sup>2</sup>

## Tenure

The premises are to be let on a new lease of 6 years on a Tenant's apportioned full repairing and insuring basis with a Rent Review after 3 years.



**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.

## Deposit

A rental deposit may be required when taking a lease of the property.

## Services (not checked or tested):

It is understood that all mains services are connected / available. Interested parties are advised to make their own enquiries with the relevant utility companies.

## Planning:

The premises are understood to have an existing permitted use for Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own enquiries with the Local Planning Authority as to whether planning permission is necessary for their intended use.

The premises are also situated within the Shrewsbury Town Centre Conservation Area.

## VAT:

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

## References

The landlord reserves the right to seek satisfactory tenant and financial references.

## Anti-money Laundering and Identity Verification:

In line with UK anti-money laundering regulations, two form of ID will be required to verify identities and confirm sources of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

## Costs:

The incoming tenant is to pay the landlord's reasonable legal fees incurred in this transaction.

## Fixtures and Fittings:

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

Rateable Value: £12,250

1st April 2023

Energy Performance Rating: E 102

## Local Authority:

Shropshire Council

Guildhall

Frankwell Quay

Shrewsbury

SY3 8HQ

03456 789 000

