

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

Rent: £9,600 per annum

To Let

Subject to Contract



### **Office Suite**

**Within Imposing Grade II Listed Georgian Building**

**Town Centre Location**

**On-Site Car Parking Available Under Separate Licence**

**First Floor Suite Area Approx. 67.33 sq m (724 sq ft)**

## 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 32 vehicles.

There is an attractive entrance hall with shared toilet and kitchen facilities. Other current occupiers of the building include Holland Morgan Ltd (Independent Financial Consultant), Lycetts (Independently-operated Insurance Brokers) and Headwise Ltd (Independent Psychologists and Neurological Specialists)

## SITUATION

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

## ACCOMMODATION

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

### Ground Floor

Entrance Hall  
Ladies and gents wc

### First Floor

Landing  
Kitchen  
3 Offices totalling 67.33 sq m (724 sq ft)

**Total Floor Area: 67.33 sq m (724 sq ft)**

## TENURE

The premises are to be let on a new lease of 6 years on a tenant's internal repairing and insuring basis. Upward only Rent review/tenant break option after 3 years.

There are no service charges although the Tenant is responsible for the gas charges. The Landlord is responsible for buildings insurance (the cost of which is not charged back to the Tenants).

Car parking is available separately at a licence fee of £1,200 pa per space (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).

## COSTS

Incoming Tenant to pay all reasonable legal costs in respect of the transaction including stamp duty and VAT, if applicable.

## SERVICES

All main services are 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).

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating: D (92)

Please visit GOV.UK - Find an energy certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/2644-3288-4495-9701-3195>

## **RATING ASSESSMENT**

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

Rateable Value:	£6,200.00
Rates Payable 2022/2023:	£3,093.80*

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

Please visit GOV.UK - Find a business rates valuation

<https://www.tax.service.gov.uk/business-rates-find/valuations/6280269000>

## **LOCAL AUTHORITY**

Shropshire Council  
The Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND

0345 678 9000

## **TOWN PLANNING/USE**

The premises are situated within Shrewsbury Town Centre Conservation Area and are understood to have an existing use as offices, although other uses may be considered suitable, subject to planning. Prospective occupiers should rely on their own enquiries with the planning 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 is typically required.

## **REFERENCES**

The successful applicant will typically 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 not to charge VAT on the rent.

## **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.

## **VIEWING**

By appointment with Cooper Green Pooks 01743 276666 (option 3) email

**Chris Pook MARLA**

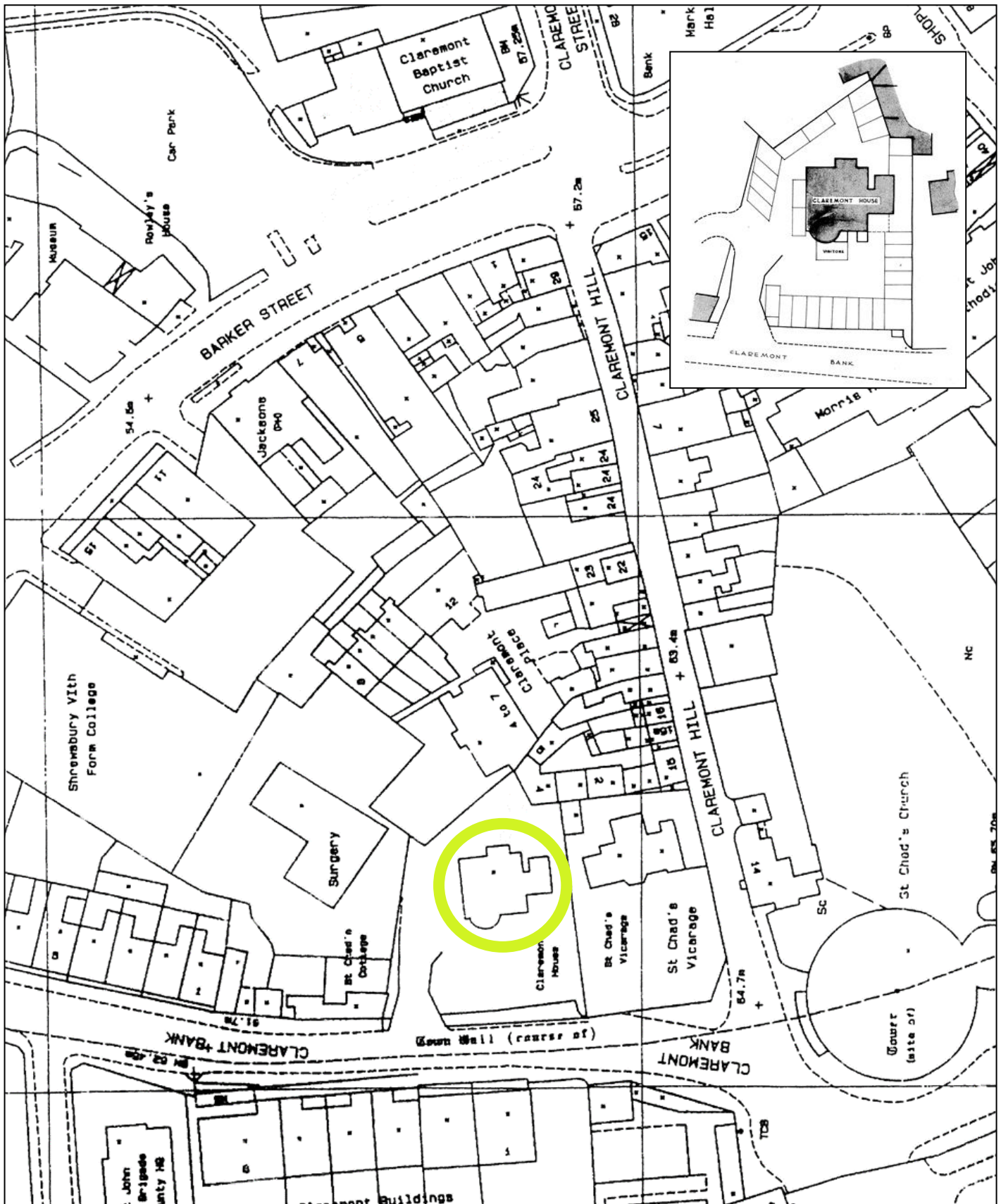
cjp@cgpooks.co.uk

**James Satoor**

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**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.