

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 £1,020 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)

RATING ASSESSMENT

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

Rateable Value: £6,200.00
Rates Payable 2021/2022: £3,093.80*

*The rateable occupier may qualify for Small Business Rates Relief, contact Cooper Green Pooks for more information. 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 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 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 not to charge VAT on the rent.

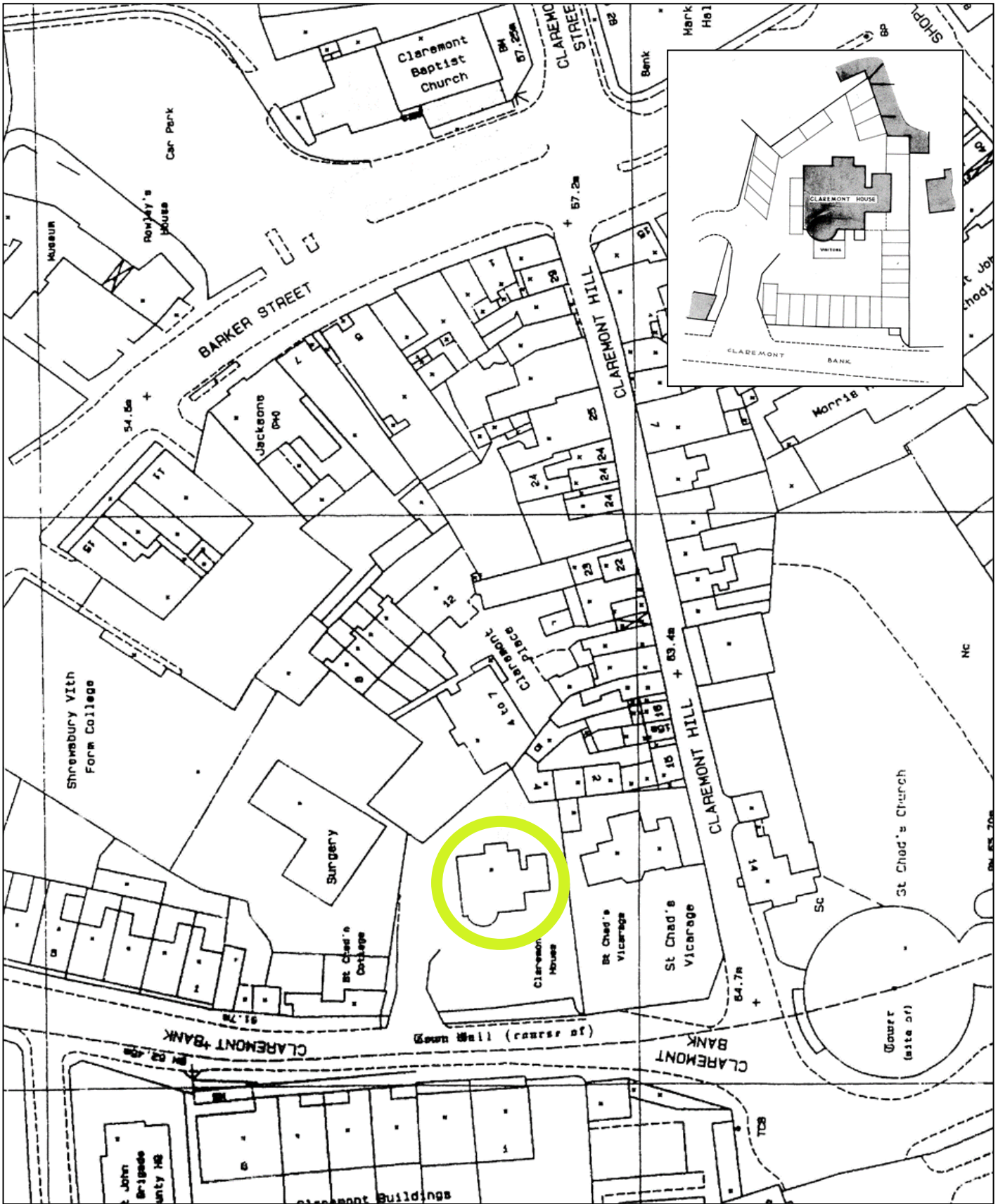
ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with governmental anti-money laundering regulations, identification checking, funding confirmation and funding source alongside routine references and credit checking will be required for all parties leasing or purchasing property.

VIEWING

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





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