

Third Floor Offices, 25 Claremont Hill,  
Shrewsbury, SY1 1RD

Rent: Price on Application

To Let

Subject to Contract



**Third Floor Town Centre Office Suite**  
**Located in Characterful Grade II Listed Building**  
**Gas Fired Central Heating**

**Two On Site Car Parking Spaces Available Under Separate Licence**

**Area Approx. 53.41 sq m (575 sq ft)**

The property comprises a suite of offices to the third floor of 25 Claremont Hill, an attractive Grade II listed Building retaining many period features. The offices benefit from fitted carpets, gas fired central heating and car parking spaces adjacent to the building are available to let separately on a licence on a preferential basis. The building will be shared with Severnvale Language School who occupy the ground, first and second floors. There is a smart café and break out area to the second floor, which is also available to use.

The premises are situated approximately at the halfway point on Claremont Hill, a predominately pedestrianised zone and is well situated for all Town Centre amenities and public car parking/public transport facilities. Neighbouring occupiers include The Loopy Shrew, Planet Doughnut, Rhodes Pharmacy etc.

## ACCOMMODATION

### Third Floor

Office 1  
Office 2  
Office 3  
Office 4  
WC

**Total Area Approx. 53.41 sq m (575 sq ft)**

The premises are to be let on a new lease of 3 years on a tenant's internal repairing and insuring basis. Tenant/landlord mutual rolling break option after the first year anniversary, subject to 3 months notice.

Up to 2 car parking spaces are available to rent on separate licences at a licence fee of £125 pcm, per space. Parking agreements are for 3 months, which then continue on a month-to-month basis unless otherwise terminated by either party on giving two weeks written notice. Tenants to be responsible for the £100 plus VAT per space admin fee for preparing the licences.

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

All mains services are understood to be available, subject to connection charges by the utility companies.

## Energy Performance Rating: E (107)

We are advised by the Local Authority that the current assessment is to be re-assessed.

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.

Shropshire Council  
The Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND

0345 678 9000

The property forms part of a Grade II Listed Building within Shrewsbury Town Centre Conservation Area. It is 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.

All items usually classed as tenant's fixtures and fittings, and not mentioned in these details, are excluded from the letting. Furniture can be included.



## DEPOSIT

A deposit equivalent to 3 to 6 months 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 Commercial Team 01743 276666

Alessio Dyfnallt [ad@cgpooks.co.uk](mailto:ad@cgpooks.co.uk)

Katie Stephens [ks@cgpooks.co.uk](mailto:ks@cgpooks.co.uk)

Nikki Green [ng@cgpooks.co.uk](mailto:ng@cgpooks.co.uk)





