

**COOPER
GREEN
POOKS**

For Sale



Kingston House, 6 St Alkmunds Place
Shrewsbury, SY1 1UL

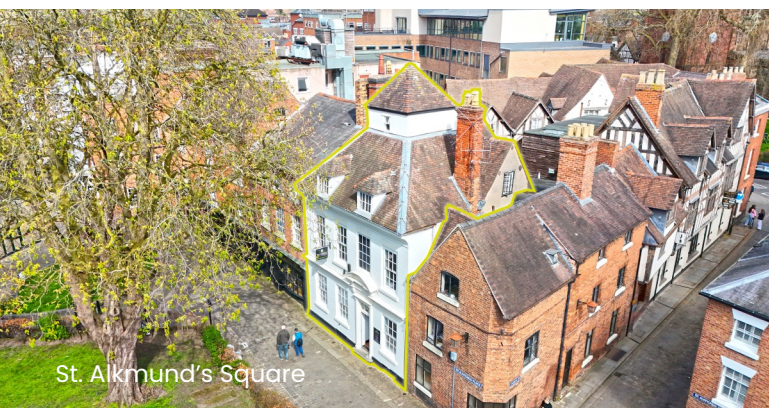
£350,000



Ground Floor Offices

Summary

- Rare freehold opportunity to acquire a prominent Grade II listed building off St Alkmund's Square.
- Approximately 2,138 sq ft. (198.84 m²) arranged over five floors.
- Let to Clarkes Solicitors on a 5 year Internal Repairing and Insuring lease, expires August 2029 (see Tenancy Schedule).
- Located on St. Alkmund's Square, opposite St. Alkmund's Church.
- The property is a short walk from all main town centre amenities.
- Street parking and surface level car parks are within walking distance, as well as Shrewsbury Railway and Bus Stations.
- Nearby occupiers include a variety of independent bars, restaurants and cafes such as The Libertine, House of the Rising Sun, Mason's, Number Four and Bear Steps café as well as White Orchard (gift shop), The Pearl Button (bridal) and The Prince Rupert Hotel.



St. Alkmund's Square



Ground Floor Entrance

For further information, contact:
Cooper Green Pooks
3 Barker Street, Shrewsbury, SY1 1QF
01743 276 666 - Option 3

Andrew Birtwistle MRICS
07775 703 246
ab@cgpooks.co.uk

James Satoor
07494 328 693
james.satoor@cgpooks.co.uk

Location:

The property is situated within the historic town centre in the attractive St. Alkmund's Square. The area is characterised by a variety of period buildings including the 15th Century Abbots House, St. Alkmund's Church which dates back to the 12th Century and Bear Steps, a 14th Century timber frame building now home to a café and Art Gallery, as well as a variety of traditional 18th century brick buildings that make up the majority of Shrewsbury town centre's urban landscape.

St. Alkmunds Square has vehicular access via the town centre's one way road system, but is predominantly a pedestrian area.

Shrewsbury is the county town of Shropshire being located approximately 48 miles North-West of Birmingham, 43 miles South of Chester, and 17 miles West of Telford. The town benefits from excellent transport links with arterial roads leading from the A5 (T) to the M54 motorway and on towards the M6 and the rest of the country's national motorway network. The Town is also located off the A49 Hereford to Cheshire trunk road and at the beginning of the A458 to mid-Wales. There are also direct rail services to London Euston (approximately 2 hours 41 minutes) and also to Birmingham, Manchester and Cardiff.

Shrewsbury has a resident urban population of approximately 80,000 people with a County-wide population in excess of 325,000.

Description:

The property comprises an imposing mid-terrace grade II listed building originally constructed circa 1700 as a town house. It has subsequently been converted to provide office accommodation but retains many of the historic period and architectural features. There is clearly potential for the property to be converted back to residential use subject to planning and vacant possession.

Internally, accommodation is arranged over ground and three upper floors with ancillary storage provided at basement level.

The property is let to Clarkes Solicitors who recently completed a lease renewal which was backdated to 2024. Please see the Tenancy Schedule for details.



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 ²)
Ground Floor	Offices	730	67.89
First Floor	Offices	523	48.64
Second Floor	Offices	510	47.43
Third Floor	Offices	70	6.51
Basement	Storage	305	28.37
Total		2,138 sq ft	198.84 m ²

Tenancy Schedule

Tenant	Tenancy Start Date	Term	Rent p.a.	Comment
Clarkes LLP CRN OC339114	8 August 2024	5 years	Year 1 £16,500	Internal Repairing and Insuring terms
			Year 2 £18,500	
			Year 3 £18,500	
			Year 4 £18,500	
			Year 5 £19,300	

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Services (not checked or tested):

It is understood that all mains services are connected (except gas). 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 Vendor had elected not to charge VAT on the sale.

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:

Each party is to pay their own costs 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 sale.

Rateable Value: £14,000

1st April 2026

Energy Performance Rating: E 112

Local Authority:

Shropshire Council

Guildhall

Frankwell Quay

Shrewsbury

SY3 8HQ

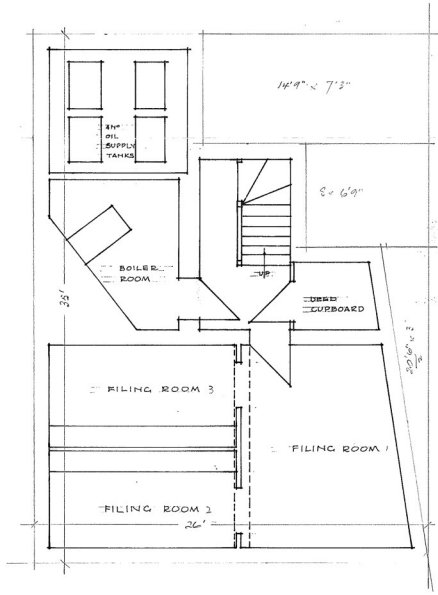
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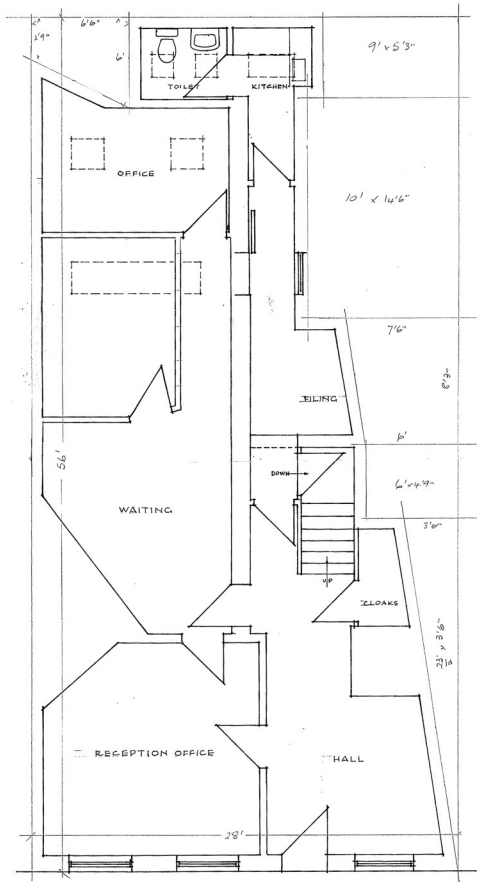
IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or 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.

Floorplans

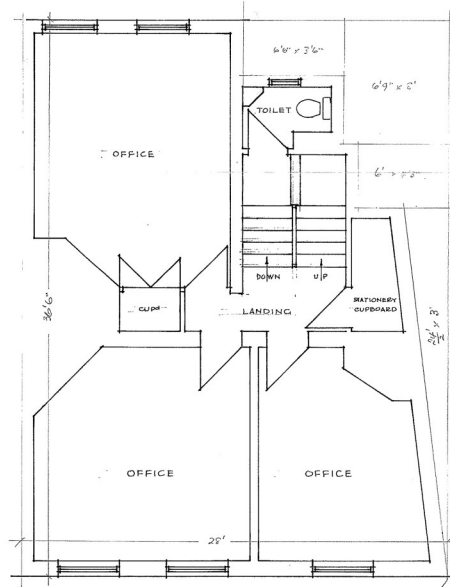
Floorplan for illustrative purposes only.



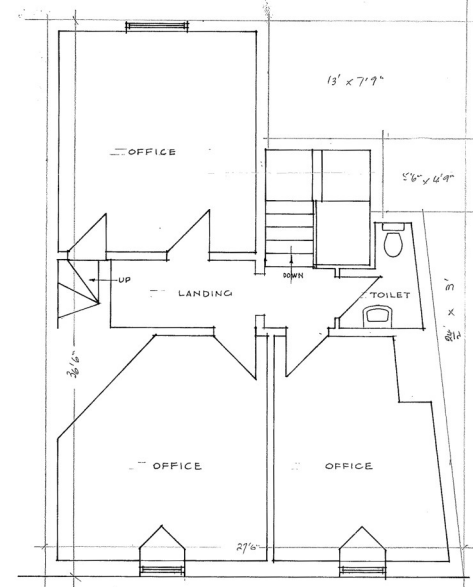
BASEMENT



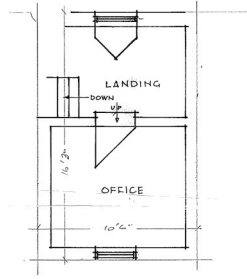
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Ground Floor Waiting Area



First Floor Office



Second Floor Office



HIGH STREET

MARKET HALL
THE SQUARE

KINGSTON HOUSE

PRIDE HILL