



First Floor & Third Floor Westgate House,  
Dickens Court, off Hills Lane, Shrewsbury, SY1 1QU

Rent: From £8,250 per annum

To Let

Subject to contract



### **Virtual Tour Available First Floor Suite**

**Conveniently Situated Town Centre Offices Comprising  
Self-contained Suites Arranged on First Floor & Third Floor  
Public Car Parking Immediately to Hand**

**First Floor Suite approx. 157.4 sq m (1,694 sq ft)**

**Third Floor Suite approx. 116,6 sq m (1,254 sq ft)**

## DESCRIPTION

These two self-contained office suites are arranged on the first and third floors in a four storey building of traditional brick construction, set beneath a pitched roof. The suites benefit from gas central heating, category II lighting, fitted carpets, entry phone, etc.

The first floor suite provides an open plan arrangement with separate male and female toilets and kitchenette.

The third floor suite comprises a large open plan office with three smaller offices off, together with separate male and female toilets and a kitchenette.

## SITUATION

The office is accessed from a shared ground floor entrance located in Dickens Court, off Hills Lane, in the centre of Shrewsbury. The premises are well located for all Town Centre amenities and public car parking facilities. Park and Ride bus stops are also immediately to hand.

Shrewsbury is the county town of Shropshire with a borough population of about 90,000 and a substantial catchment extending into Mid Wales of 200,000.

## ACCOMMODATION

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

### Ground Floor

Shared Entrance off Dickens Court. Stairs to upper floors.

### First Floor

Office  
Kitchenette  
Separate male and female toilets

### Third Floor

Main Office and 3 Smaller Offices  
Kitchenette  
Separate male and female toilets

**Net Internal Floor Area: 157.4 sq m (1,694 sq ft)**

**Net Internal Floor Area: 116 sq m (1,254 sq ft)**

## RENT

### First Floor

£12,750 pa

### Third Floor

£8,250 pa

## TENURE

The premises are available on a new lease of three years or multiples thereof on a tenant's internal repairing basis. The rent includes external repairs and decorations, cleaning and maintenance of common areas and buildings insurance. Floor three is available from March 2021.

## 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.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate:

D 99

## RATING ASSESSMENT

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

	<b>First Floor</b>	<b>Third Floor</b>
Rateable Value:	£13,250.00	£7,900.00
Rates Payable First Floor (2020/21)	£6,611.75*	£3,942.10*

\*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 County Council

The Shirehall

Abbey Foregate

Shrewsbury

SY2 6ND

0345 678 9000

## TOWN PLANNING/USE

The premises are understood to have an existing use as offices and are situated within Shrewsbury Town Centre Conservation Area. 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 any letting.

## 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 details the Landlord has elected to charge VAT on the rent.

## VIEWING

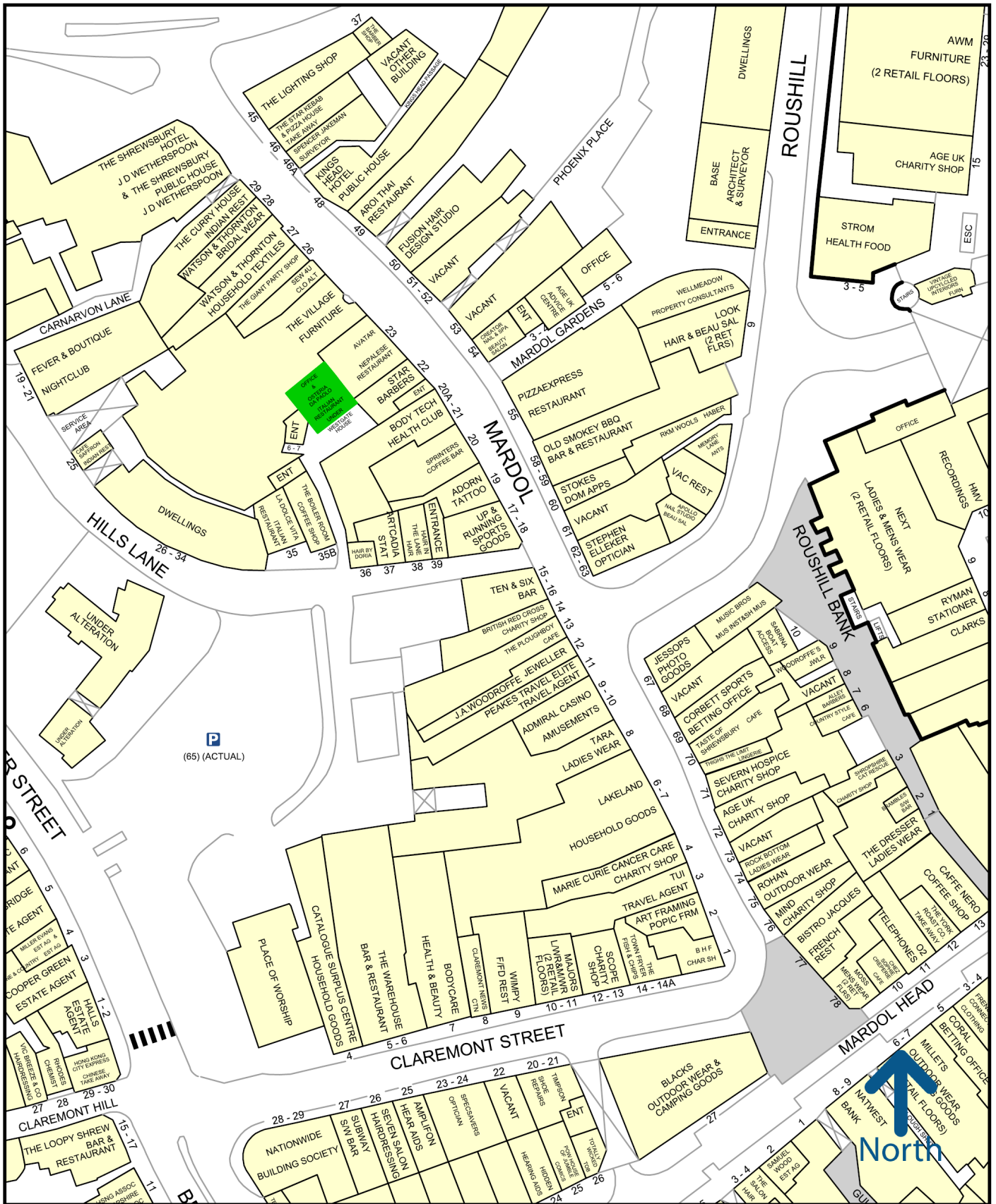
By arrangement with Cooper Green Pooks – ask for Alessio Dyfnallt [ad@cgpooks.co.uk](mailto:ad@cgpooks.co.uk) or Lizzy McNally [elizabethmcnally@cgpooks.co.uk](mailto:elizabethmcnally@cgpooks.co.uk) 01743 276666

## VIRTUAL TOUR

Click Here First Floor Suite

<https://my.matterport.com/show/?m=QEC7tGSDCD9>





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