



Office Suites 9-11 & 16, Old Bank Buildings,
Bellstone, Shrewsbury, SY1 1HX

£14,500 pa (exclusive)



Summary

- First Floor Office Suites available to let within Shrewsbury Town Centre.
- Suites 9-11 & 16 approx. 975 sq ft (91 m²).
- Entrance off Bellstone, opposite Shrewsbury Market Hall.
- Old Bank Buildings form part of an attractive three-storey building comprising shops and office premises.
- Shared kitchenette and toilets.
- Multiple surface level car parks within walking distance.
- A short walk to Shrewsbury's Railway and Bus Stations.
- Nearby occupiers include Ottolive Bakehouse, Francesco Group (hair salon), The Phone Box (sale and repairs), Shrewsbury Chiropody and Podiatry, The Loopy Shrew (restaurant and hotel), Age UK, Patch's Coffee, QA Kitchens, Bathrooms and Bedrooms, and Strutt and Parker as well as a variety of other National and Independent operators.



For further information, contact:
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Location:

Old Bank Buildings is located halfway along Bellstone opposite the entrance to Shrewsbury Market Hall. The road outside forms part of the town's one way system, the main route through the Town Centre. There are multiple surface level car parks within walking distance, as well as Bus Stops (including the Park and Ride) on Barker Street.

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 a three-storey building with brick elevations under a pitched tile roof with lead glass windows and ornate stone detailing. The ground floor consists of four retail units and the first and second floors are divided into office suites.

Inside, the office suites are accessed off a central landing with a kitchenette and toilets. The office suites benefit from carpeted floors, plastered and painted walls and ceilings with LED lighting and perimeter trunking.

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Tenure

The office suites are available to let on a new lease (terms to be agreed).
Suites 9-11 & 16 at an annual rent of £14,500.

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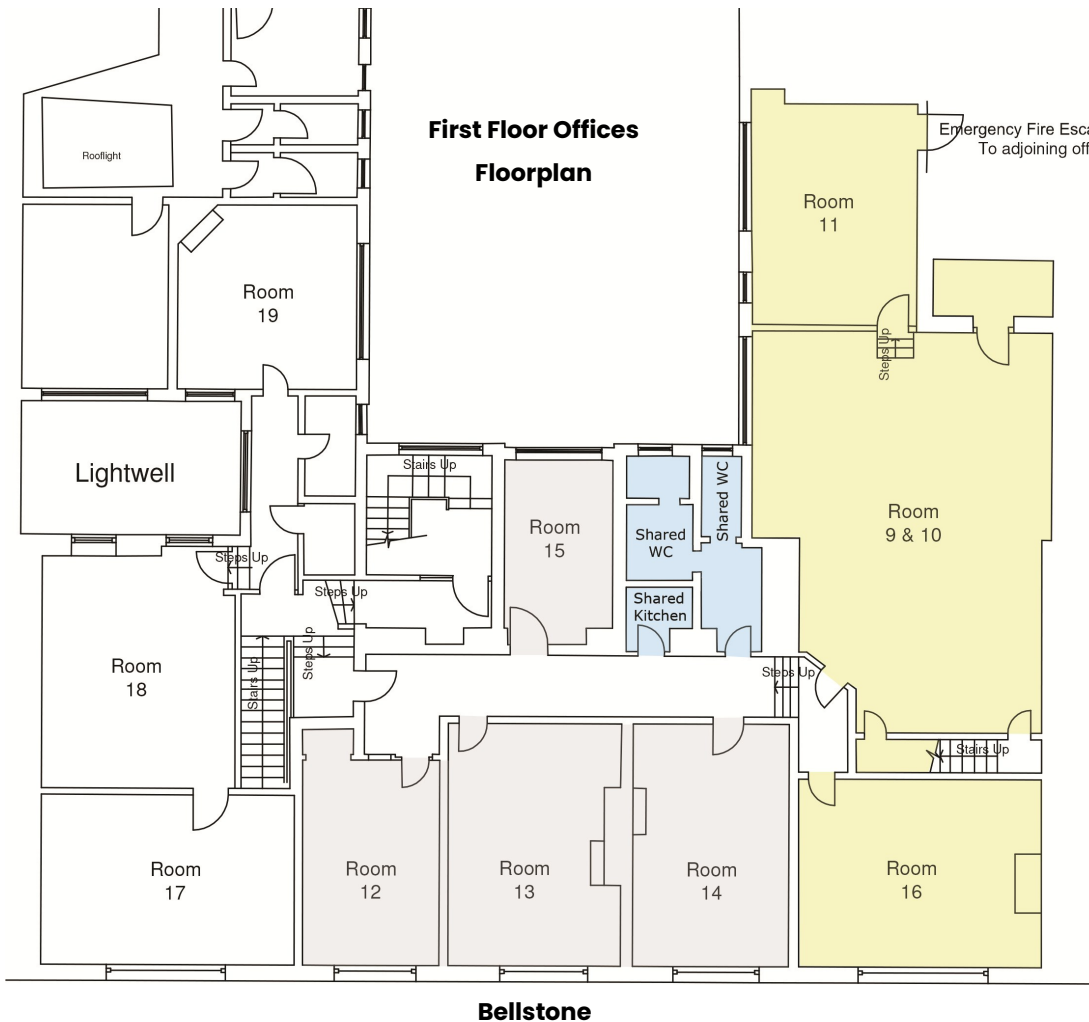


Accommodation

(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	Communal Entrance		
First Floor	Shared Kitchenette and Toilets		
First Floor	Suites 9-10, 11 and 16	975	91
Total		975 sq ft	91 m²



Bellstone

Deposit

A rental deposit may be required at lease completion.

Services (not checked or tested):

It is understood that all mains services (except gas) are connected.

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.

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 Landlord had elected not to charge VAT on the rent.

References

The Landlord reserves the right to seek satisfactory Tenant and financial references.

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:

The incoming Tenant is to pay the Landlord's reasonable legal fees 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 letting.

Rateable Value: Suite 9-15 £13,000

1st April 2026 Suite 16 £2,800

Energy Performance Rating: Suite 9-11 **D 84**

Suite 16 **D 98**

Local Authority:

Shropshire Council 03456 789 000

The Guildhall

Frankwell Quay

Shrewsbury

SY3 8HQ



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.