



TO LET - OFFICE

IRELANDS MANSION, 29 HIGH STREET, SHREWSBURY, SY1 1SQ



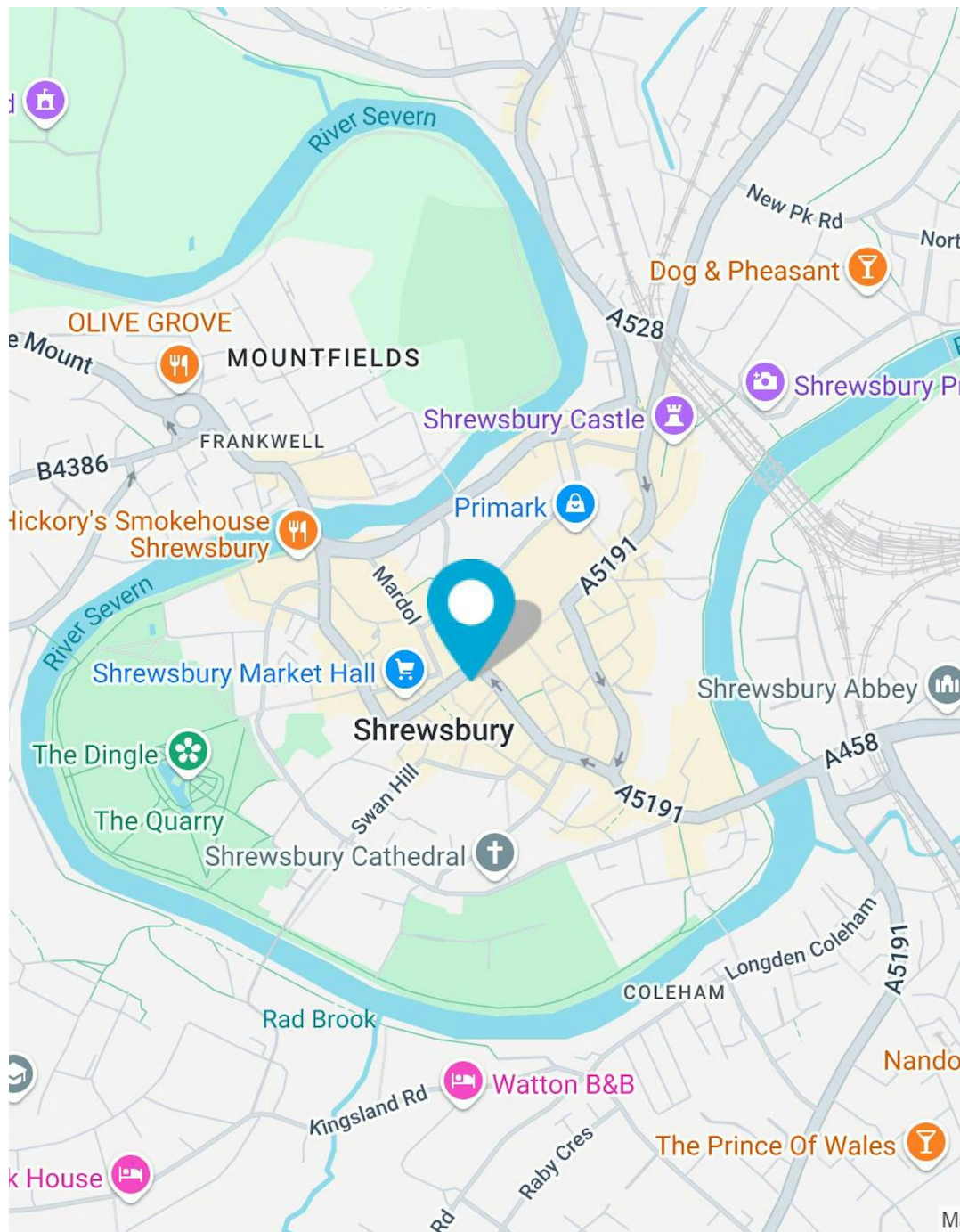


RENT

- £20,300 per annum

KEY POINTS

- High quality offices with a Total Net Internal Floor Area of approximately 1,625 ft sq (150.95 m sq)
- Forming part of a prestigious historic building in Shrewsbury Town Centre
- Arranged as high quality offices with staffroom and toilet facilities with inherent attractive features that lend themselves to a variety of office uses
- The quality of the offices can only be appreciated by undertaking an internal inspection of the accommodation



LOCATION

The property is located forming part of a building fronting onto High Street in the centre of Shrewsbury Town Centre. High Street serves as one of the main streets in the town centre of Shrewsbury and is located in close proximity of the historic town Square. The property is located in proximity of all local amenities.

Shrewsbury is the county town of Shropshire with a population in excess of 100,000. It is an administrative centre and an established tourist and market town with a wealth of historic buildings. Shrewsbury benefits from an excellent road network with access via the A5 (M54 Trunk Road) leading to the M54, 8 miles to the east, which leads to Junctions 10 and 11 of the M6 motorway and the rest of the national motorway network. Shrewsbury Railway Station provides direct services to Telford, Wolverhampton, Birmingham and London.

ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
2nd - Office	1,625	150.97	Available
Total	1,625	150.97	

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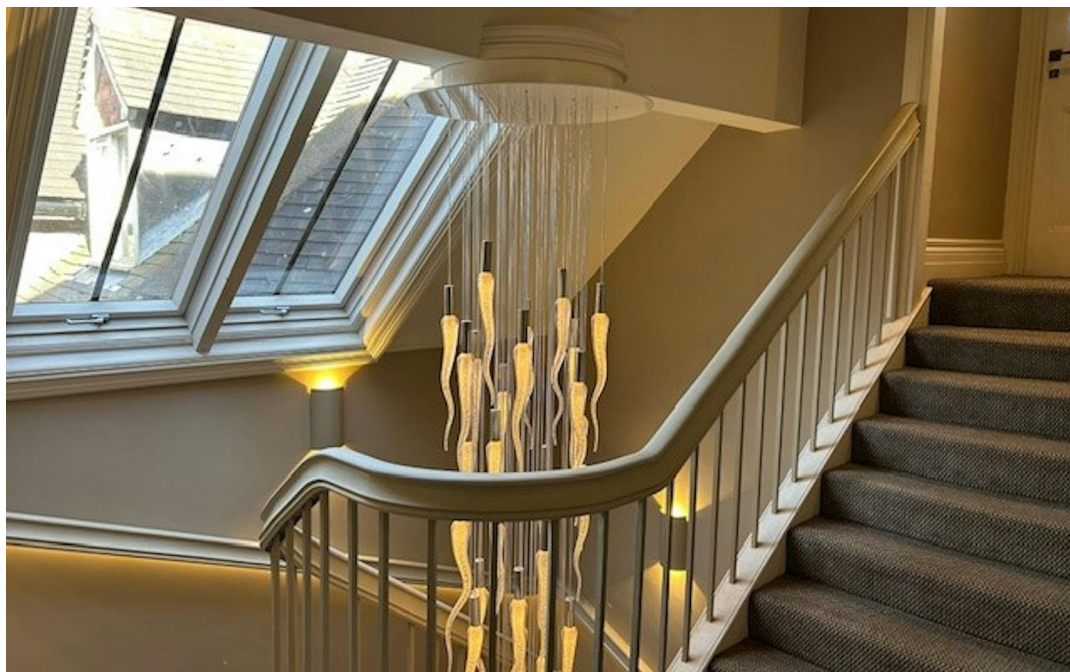
01743 450 700



DESCRIPTION

The property comprises of high quality second floor offices forming part of an attractive historic building in Shrewsbury Town Centre. The offices provide a Total Net Internal Floor Area of approximately 1,625 ft sq (150.95 m sq) providing a variety of offices, staffroom and welfare facilities. An internal inspection of the offices is recommended to fully appreciate the inherent character and quality of the office accommodation.

The offices are accessed directly from High Street via a shared entrance with the first-floor offices benefiting from an entrance control system and attractive stairwell and landing area. The property forms part of Irelands Mansion, which comprises of Historic Grade 2 Star building dating back to circa 1575. The property has been the subject of a comprehensive scheme of high-quality refurbishment a few years ago.







TENURE

The offices are offered to let on a New Tenants Full Repairing and Insuring lease for a length of term by negotiation. There will be rent reviews at three yearly intervals and Tenants Full Repairing basis is subject to an apportioned liability for common areas, further details available from the letting agents upon request.

SERVICES

(Not tested at the time of inspection)
Mains water, electricity, drainage and gas are understood to be connected to the property. The offices have a central heating system.

PLANNING

Prospective tenants should make their own enquiries. The offices are understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order. The offices would lend themselves to a variety of alternative uses, subject to statutory consents

RENT

£20,300 per annum

VAT

Applicable. The property is elected for VAT and therefore VAT will be payable.

RATES

We have made online enquiries to the local authority and were advised as follows:
Rateable Value: £10,500
Rates Payable: £5,239.50 per annum

LEGAL COSTS

Each party to bear their own costs

EPC

C (74)

CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

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