



**First Floor Offices, Westgate House,
Dickens Court, off Hills Lane, Shrewsbury, SY1 1QU**

£12,750 per annum
(exclusive)

- Net Internal Area approx. 1,573.63 sq ft (146.2 m²).
- Self contained office suite including kitchenette and WCs.
- Public car parking immediately to hand.
- Occupying a central location within Shrewsbury's town centre.
- Adjacent to Mardol, one of the main retail thoroughfares through the town.
- A short walk from Shrewsbury's Railway and Bus Stations.
- The suite benefits from gas central heating, fitted carpets and
- Nearby occupiers include Risdon & Risdon (office workshop), Elephant Underground (Mexican restaurant), Ten & Six (cocktails), Hair in the Lane as well as a variety of national and independent retailers.
- Shrewsbury is the county town and administrative centre of Shropshire with a population of roughly 80,000 and a catchment extending into Wales.
- Suitable for a variety of commercial uses, subject to the required statutory consents



► VIRTUAL TOUR



For further information, contact:

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

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

Accommodation

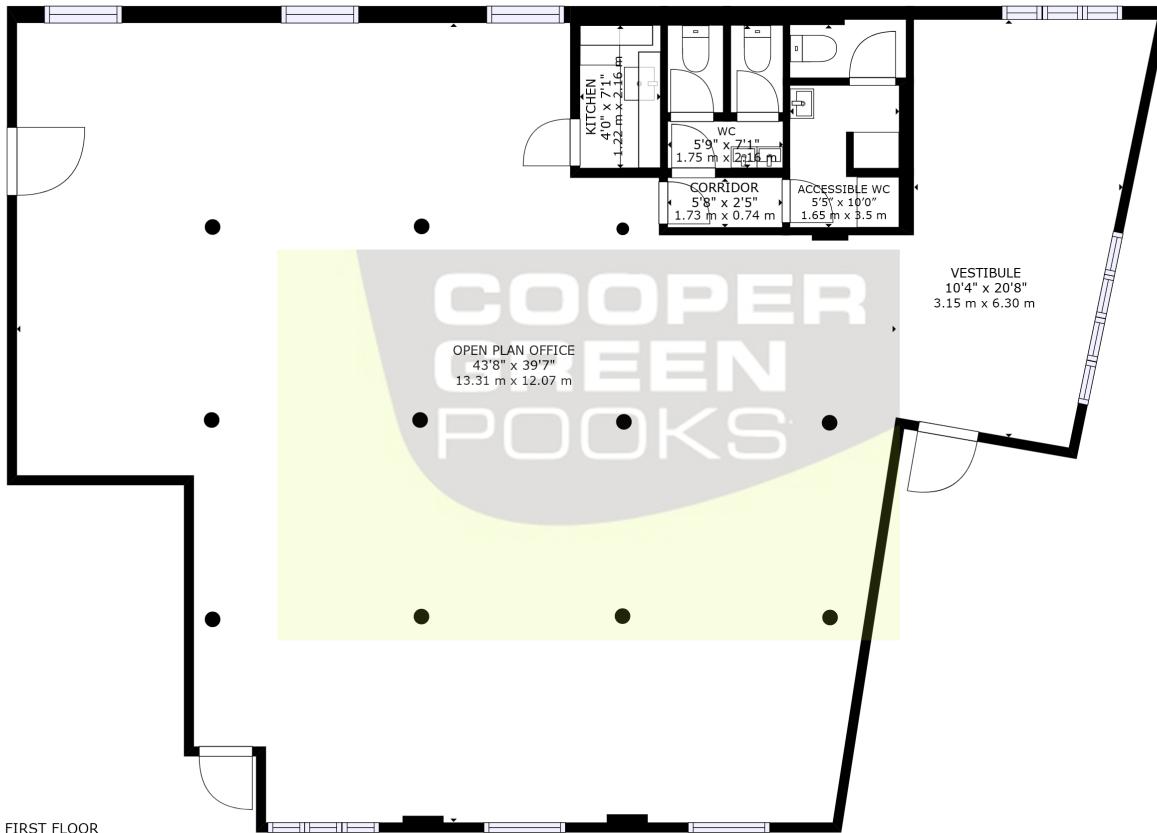
(Measured in accordance with the RICS Code Of Measuring Practice. All measurements are approximate and are on a net internal floor area basis).

Floor	Description	Size (sq ft)	Size (m ²)
Ground Floor	Shared entrance off Dickens Court. Stairs to upper floors		
First Floor	Office	1,573.63	146.2
First Floor	Kitchenette		
First Floor	Separate Male and Female toilets.		
Total		1,573.63 sq ft	146.2 m ²

Tenure

The premises are to be let on a new lease for a term of 6 years, on a Tenant's internal repairing and insuring basis. Rent review / Tenant break option after the 3rd year.

The rent includes external repairs, as well as decorations, cleaning and maintenance of common areas.



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 to charge VAT on the rent.

Costs

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

Deposit

A deposit equivalent to 3 to 6 months rent may be required.

Fixtures and Fittings

At the time of preparation of these particulars (July 2024) the property is fully equipped as a restaurant including fitted kitchen with stainless steel range, bar/server, floor coverings, lighting, furniture and effects including tables and seating etc.

Services

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

The premises benefits from gas fired central heating.

References

The successful applicant will typically need to provide satisfactory references/company trading accounts.

Planning

The premises are understood to have an existing use for Class E Retail purposes and are situated within the Shrewsbury town Centre Conservation Area. Other uses may be considered. Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

Local Authority

Shropshire Council

The Shirehall,
Abbey Foregate
Shrewsbury
SY2 6ND

0345 678 9000

➤ **Rateable Value** £16,250
(1st April 2023)

➤ **EPC** E 120



50 metres

Copyright and confidentiality Experian, 2022. © Crown
copyright and database rights 2022. OS 100019885



IMPORTANT NOTICE: Cooper Green Pools 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 Pools has any authority to make or give any representation or warranty whatever 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.