



## 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 m<sup>2</sup>).
- 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



➤ VITRUAL TOUR



For further information, contact:

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Accommodation

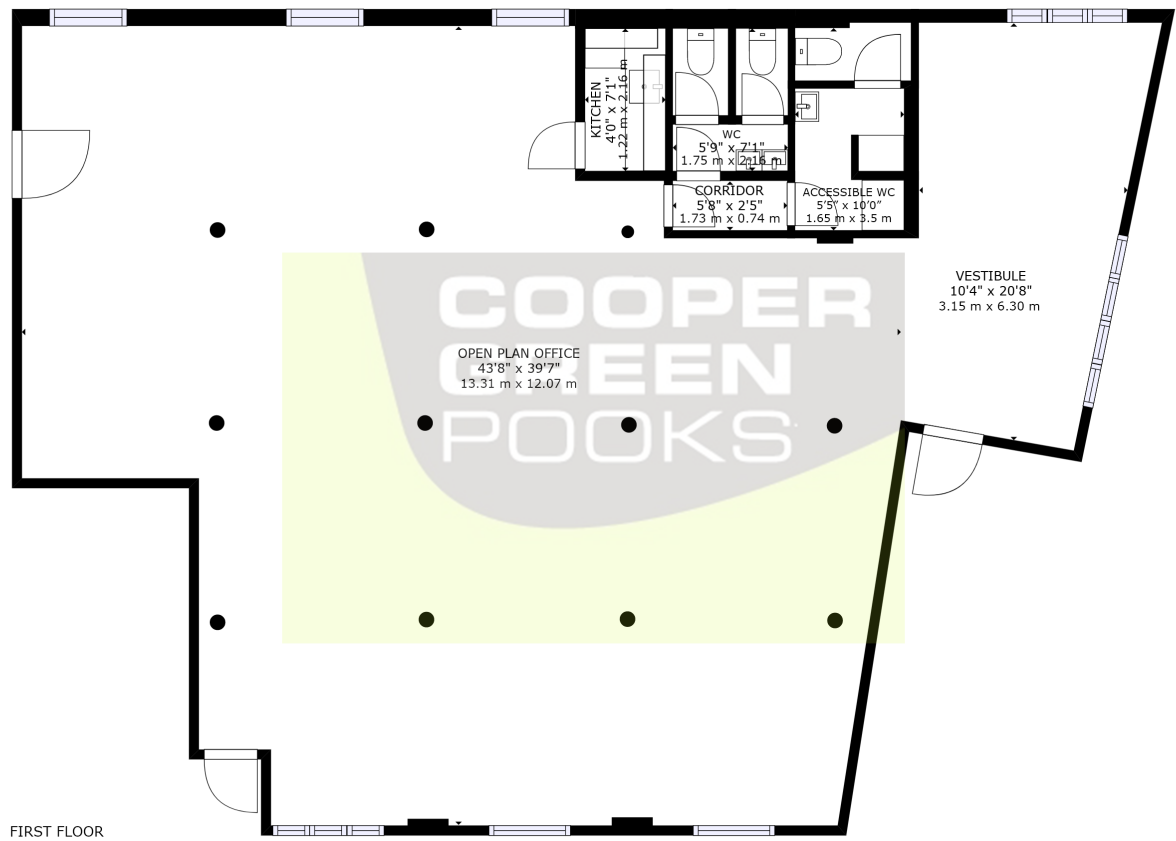
(Measured in accordance with the RICS Code Of Measuring Practice. All measurements are approximate and are on a net internal floor area basis).

Floor	Description	Size (sq ft)	Size (m²)
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 m²

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



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