



## Third Floor Offices, Claremont House, Claremont Bank, Shrewsbury, SY1 1RW

Third floor offices within attractive Grade II Listed Georgian building

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	779 sq ft / 72.37 sq m
<b>Rent</b>	£9,750 per annum
<b>Rates Payable</b>	£2,095.80 per annum
<b>Rateable Value</b>	£4,200
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Edge of town centre location
- On-Site Car parking Available Under Separate Licence
- Area approximately 72.45 sq m (779 sq ft)

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## DESCRIPTION

Claremont House is an early C18th building with later alterations, which was originally constructed as a vicarage for the adjacent St. Chad's Church.

The main building is of brick under a slate roof and has attractive coped Dutch gables with moulded stone cornice and parapet to eaves. Many of the original period features have been retained including fireplaces, cornices and joinery detail.

The property enjoys an elevated position with fine views over the town and is only metres away from the Quarry Park. The building also benefits from having on-site car parking for 32 vehicles.

There is an attractive entrance hall with shared toilet and kitchen facilities. Other current occupiers of the building include Holland Morgan Ltd (Independent Financial Consultant), Lycetts (Independently-operated Insurance Brokers) and Headwise Ltd (Independent Psychologists and Neurological Specialists).

## LOCATION

The premises are located off Claremont Bank in an established commercial/residential location, being well situated for all Town Centre amenities and public car parking facilities.

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

## TERMS

The premises are to be let on a new lease of 6 years on a tenant's internal repairing and insuring basis. Upward only rent review/tenant break option after 3 years. There are no service charges although the Tenant is responsible for the gas charges. The landlord is responsible for buildings insurance (the cost of which is not charged back to the Tenants).

Car parking is available separately at a licence fee of £1,200 pa per space (agreements are for three months, which then continue on a month-to-month basis unless otherwise terminated by either party on giving one months' written notice).

## PLANNING

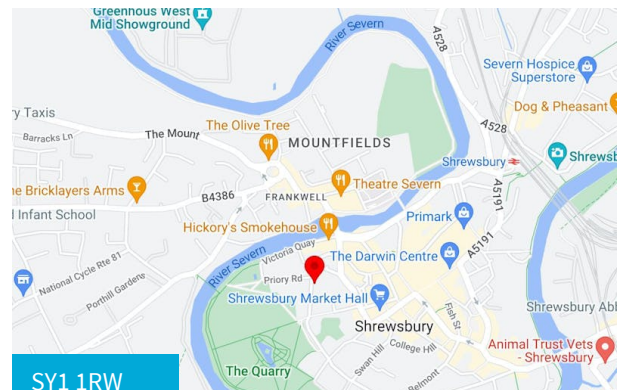
The premises form part of a Grade II Listed building and is within Shrewsbury Town Centre Conservation Area.

The premises are understood to have an existing use as offices within Class B1 (Business) of the Town & Country Planning (Use Classes) Order 1987. Other may also be suitable, subject to planning.

## SERVICES

(Not tested at the time of inspection)

All main services are understood to be available, subject to connection charges by the utility companies. The premises benefit from gas fired central heating (gas consumption is charged back to the tenants on an apportioned floor area basis).



## Viewing & Further Information

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