



**TO LET - OFFICE**  
**8 ST. JULIANS FRIARS, SHREWSBURY, SY1 1XL**





# KEY POINTS

- WELL LOCATED TOWN CENTRE OFFICE SUITE
- Prominent town centre office
- Car parking available by separate negotiation
- All inclusive rents
- Size 54 m sq (586 sq ft)



8 ST. JULIANS FRIARS, SHREWSBURY, SY1 1XL  
586 SQ FT | £700 PER MONTH

01743 450 700



# LOCATION

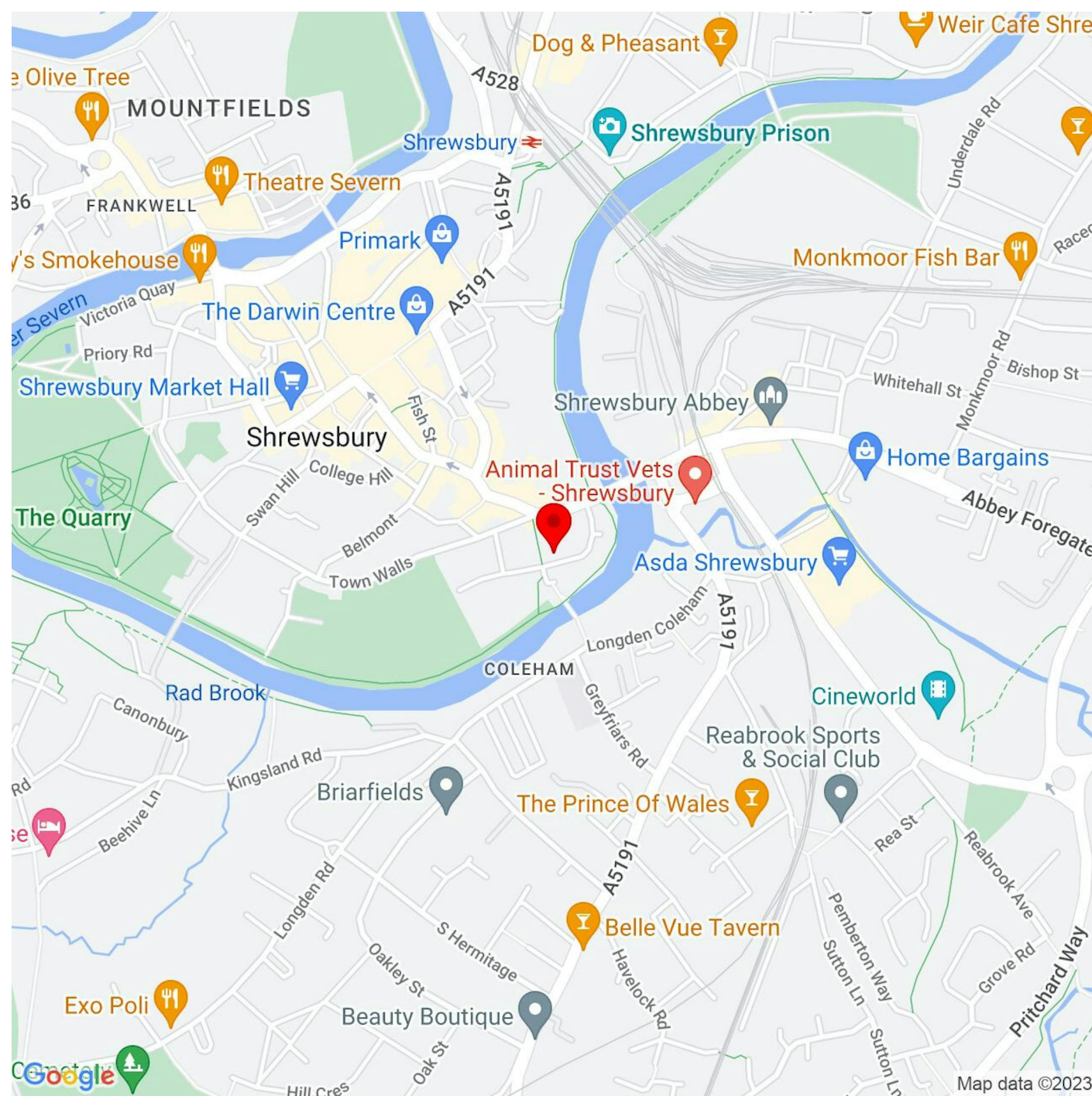
The property is located just off St Julian's Friars in the town centre of the county town of Shrewsbury. St Julian's Friars is located on the east side of the town centre and serves as an important link between the town centre and Longden Coleham.

The surrounding occupiers are in a variety of commercial and residential uses and include The Hop and Friar Pub, Tanners Wines, The Lion Hotel, and a variety of unique boutique retailers, cafés and wine bars. St Julian's public car park is within close proximity of the property.

Shrewsbury has a population in excess of 100,000 people. The road communications are excellent with the A5 Trunk Road leading to the M54 8 miles to the east, which leads to Junctions 10 and 11 of the M6 Motorway. Shrewsbury Railway station provides direct access to Telford, Wolverhampton, Birmingham and London.

Shrewsbury is the administrative centre for Shropshire and a historic tourist centre.

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# DESCRIPTION

The office suite forms part of a property accessed from St Julian's Friars. Suite 3 forms part of a three-storey property and is arranged over the first floor and second floor which is available at 586 sq ft.

The offices are accessed via a central ground floor entrance hallway and benefit from shared use of toilet and staffroom facilities. Suite 3 has its own kitchen and WC facilities within the demise.

Car parking spaces are available by separate negotiation

# ACCOMMODATION



## DESCRIPTION

First Floor (Office 4)  
Second Floor  
Total

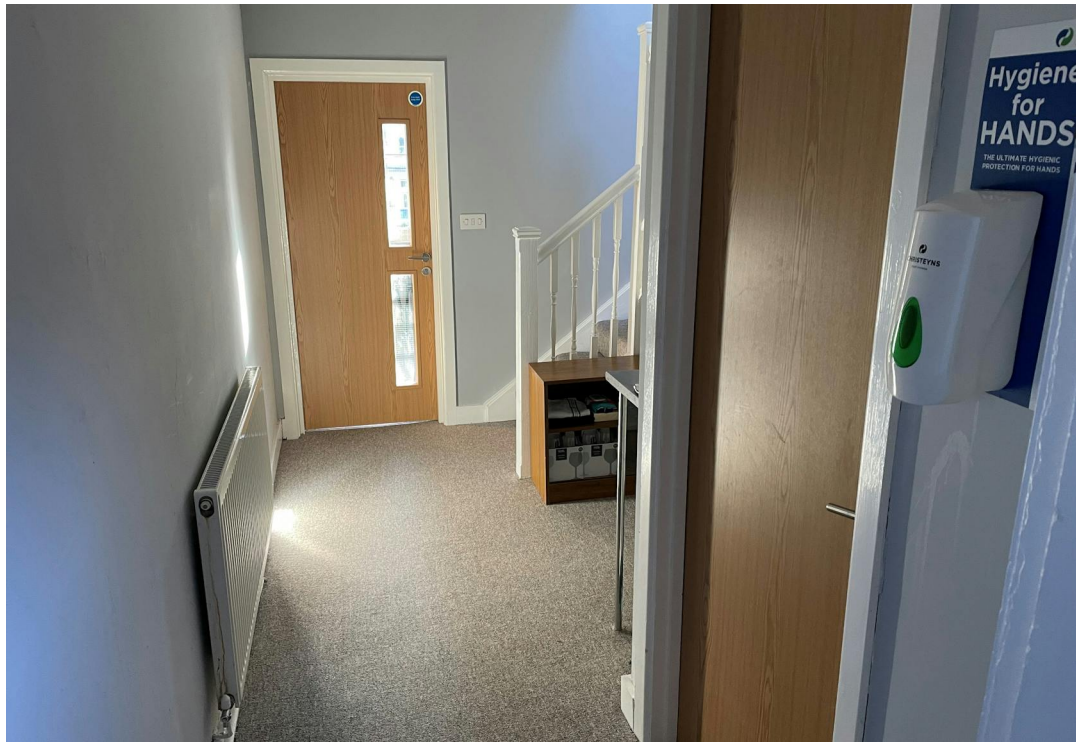
## SQ FT

412  
174  
586

## SQ M

38.28  
16.17  
54.45





## PROPERTY AVAILABLE FROM

09-Dec-2022

## TENURE

The office suite is available on Tenants Full Repairing and Insuring Terms on a new lease for a length of lease to be negotiated.

## SERVICES

(Not tested at the time of inspection)

We understand that all mains services are connected to the property. The office suites are heated by a gas fired central heating system. Services are all inclusive in the rental.

## PLANNING

Interested parties are advised to make their own enquiries to the local authority. We understand that the building has existing planning for use class E.

## LOCAL AUTHORITY

Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND  
0345 678 9000

## RENT

£700 per month

## VAT

Applicable. The property is understood to be subject to VAT.

## RATES

We have made online enquiries to the local authority and were advised as follows:

Rateable Value: £3,300

Rates Payable: £1,646.70 per annum Interested parties should make their own enquiries to the local authority.

## LEGAL COSTS

Each party to bear their own costs. The incoming tenants is to be responsible for the landlords reasonable legal costs in the lease of the office suite.

## EPC

E

## CONTACT

Strictly by prior arrangement with the letting agents. For more information or to arrange a viewing, please contact:

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Regulated by



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