



TO LET - OFFICE

SUITE 3, GROVE HOUSE, 8 ST. JULIANS FRIARS, SHREWSBURY, SY1 1XL

RENT

■ £700 per month

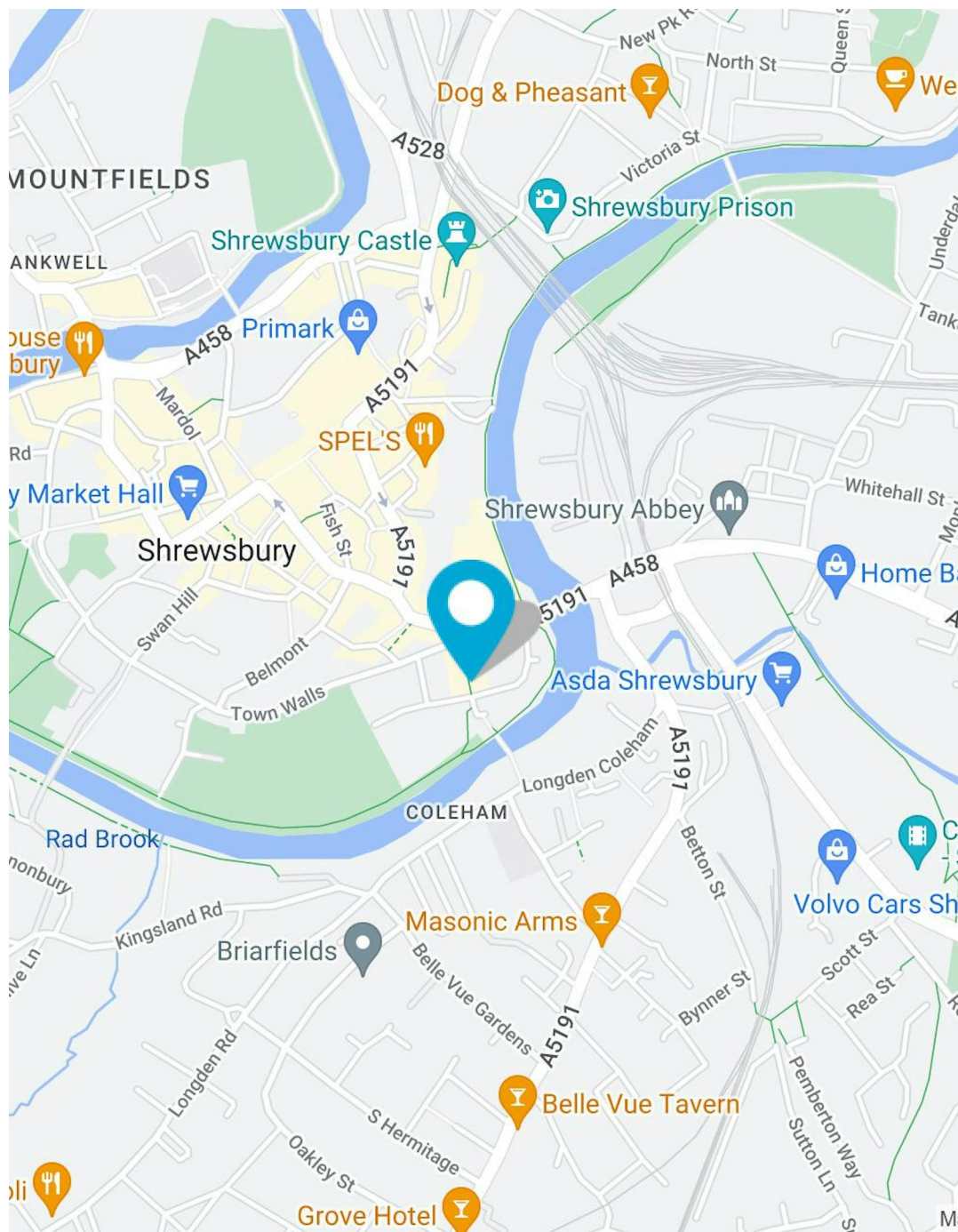
KEY POINTS

- 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)



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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.

/// SMOKE.LIVING.SHUNTS

ACCOMMODATION

DESCRIPTION	SQ FT	SQ M
First Floor (Office 4)	412	38.28
Second Floor	174	16.17
Total	586	54.45

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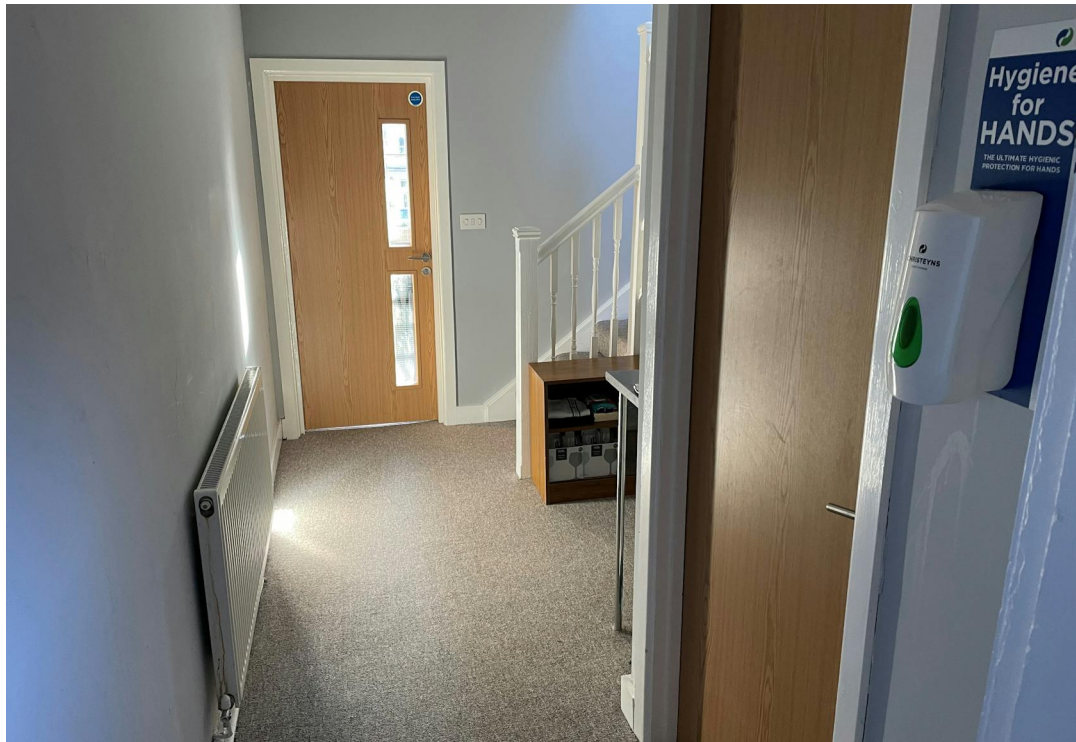
DESCRIPTION

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





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

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

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IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority. Generated on 29/07/2024



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