



FOR SALE - COMMERCIAL INVESTMENT, ALSO SUITABLE FOR OWNER OCCUPIER

GROVE HOUSE, 8 ST JULIANS FRIARS, SHREWSBURY, SHROPSHIRE, SY1 1XL

KEY POINTS

2,795
SQ FT

OFFICES TOTAL NET INTERNAL FLOOR AREA



INCOME PRODUCING
COMMERCIAL INVESTMENT




POTENTIAL FOR
RESIDENTIAL
CONVERSION
(STSC)

ALL MEASUREMENTS ARE APPROXIMATE


OFFERS IN EXCESS OF
£400,000
(EXCLUSIVE)

James Evans

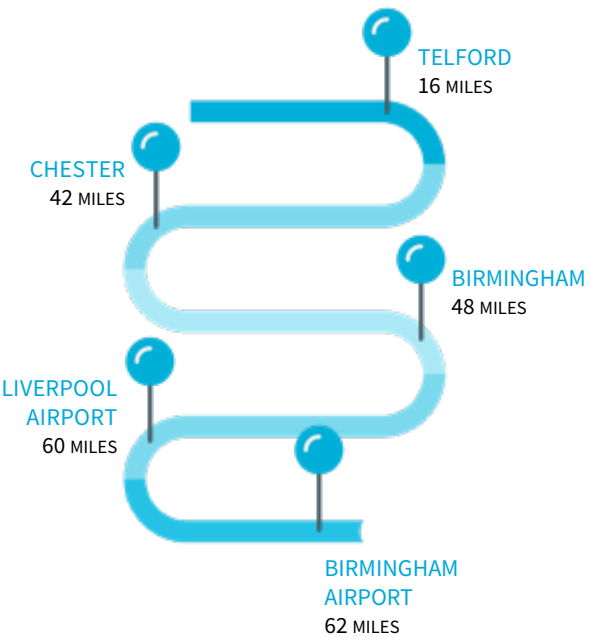
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james.evans@hallsgb.com

Ellie Studley

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e.studley@hallsgb.com



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 and Pheasant, Darwins Townhouse, Abbots 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.

Travel links are excellent with the A5/M54 linking to Birmingham and the rest of West Midlands and the national motorway network beyond. There is a train station in Shrewsbury with a regular service to the North and London. International airports are available at Birmingham, Manchester, Liverpool and East Midlands.



SHREWSBURY
POPULATION
76,600
APPROXIMATELY



DESCRIPTION

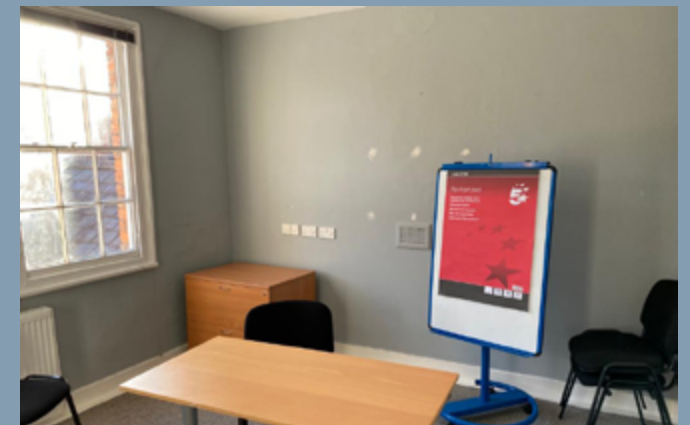
The property offers the opportunity to acquire an attractive office investment located in the sought after area of Shrewsbury town centre known as St Julians Friars. The property comprises of a part three and part single storey mid terraced property that is arranged currently as offices that are served by a central staircase and are let on all inclusive rental agreements.

The property is of traditional construction and has been the subject of a scheme of improvement works during the vendors ownership. The property is arranged to provide offices with a Total Net Internal Floor Area 2,795 ft sq (259.6 m sq) arranged over three floors.

The property benefits from a car parking area to the front of the property that provides car parking for potentially up to 4 vehicles. The car parking spaces are available to rent separately., further information is available from the selling agents.

The property provides a fully let office investment (with the exception of Suite 3). The property benefits internally from a variety of toilet and staffroom facilities and a number of attractive features internally. The property has potential for future conversion into residential use, subject to statutory consents.

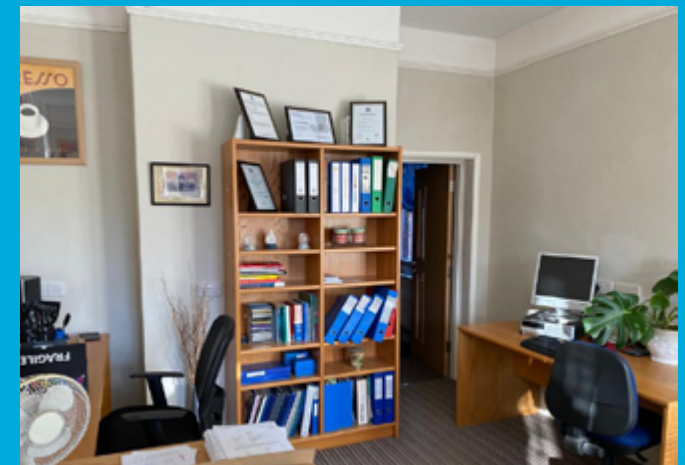
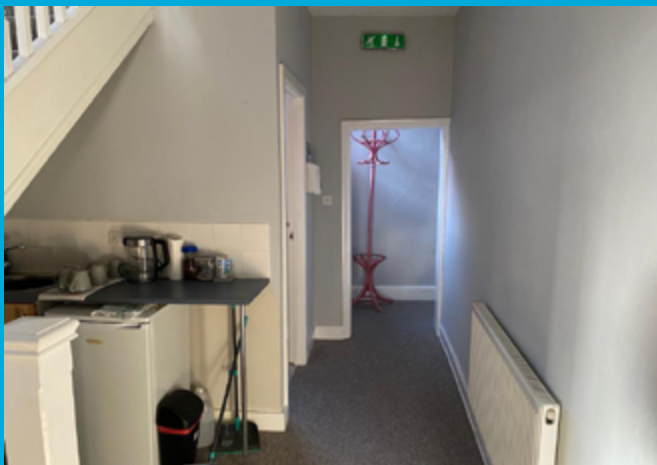
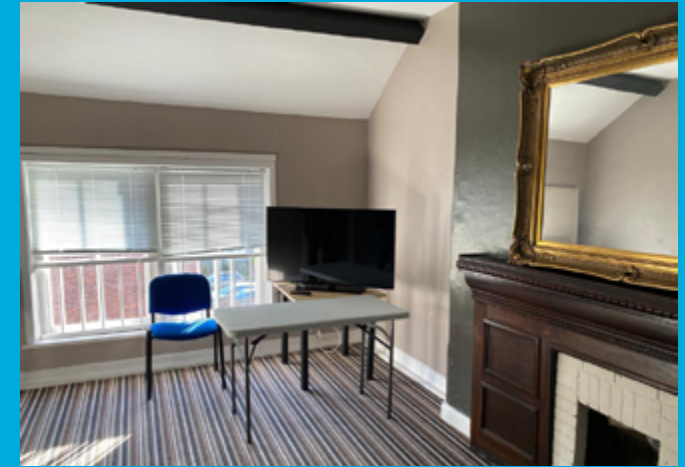
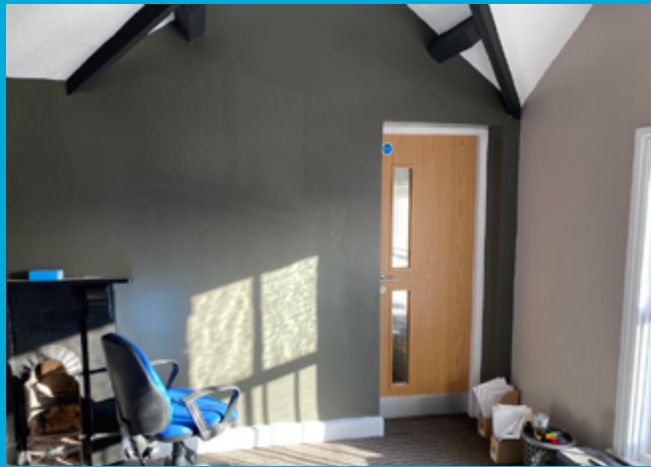
An internal inspection of the property is recommended in order to fully appreciate the potential of the property.



ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

	M SQ	SQ FT
Ground Floor	136.66	1,471
First Floor	125.88	1,355
Second Floor	125.97	1,356
TOTAL GROSS INTERNAL FLOOR AREA	388.51	4,182



TENURE

The property is offered for sale freehold subject to the existing occupational tenancies.

The property is owned under the ownership of Title Number SL199520.

The property is currently subject to the following occupational tenancies which are on all inclusive lease terms (relating to gas, electricity, water and insurance and repairs) the tenants are liable for the payment of business rates but the office suites benefit from small business relief.

PROPERTY	TENANT	TERM	RENT PER ANNUM (INCLUSIVE)
Suite 1	Quay Audit	1st August 2021 for 3 years	£6,000
Suite 2	Blue Sapphire Consultancy Limited	1st June 2022 for 3 years	£4,200
Suite 3	Vacant	Available to let at a rent of £10,080 per annum	
Ground Floor left offices plus Suite 2 on top floor	Avenues East Avenues Group	December 2021 for 5 years	£14,000
Ground Floor right offices	HEAL Planning	Rolling year tenancy from January 2023	£7,200
CURRENT GROSS RENT PASSING			£31,400

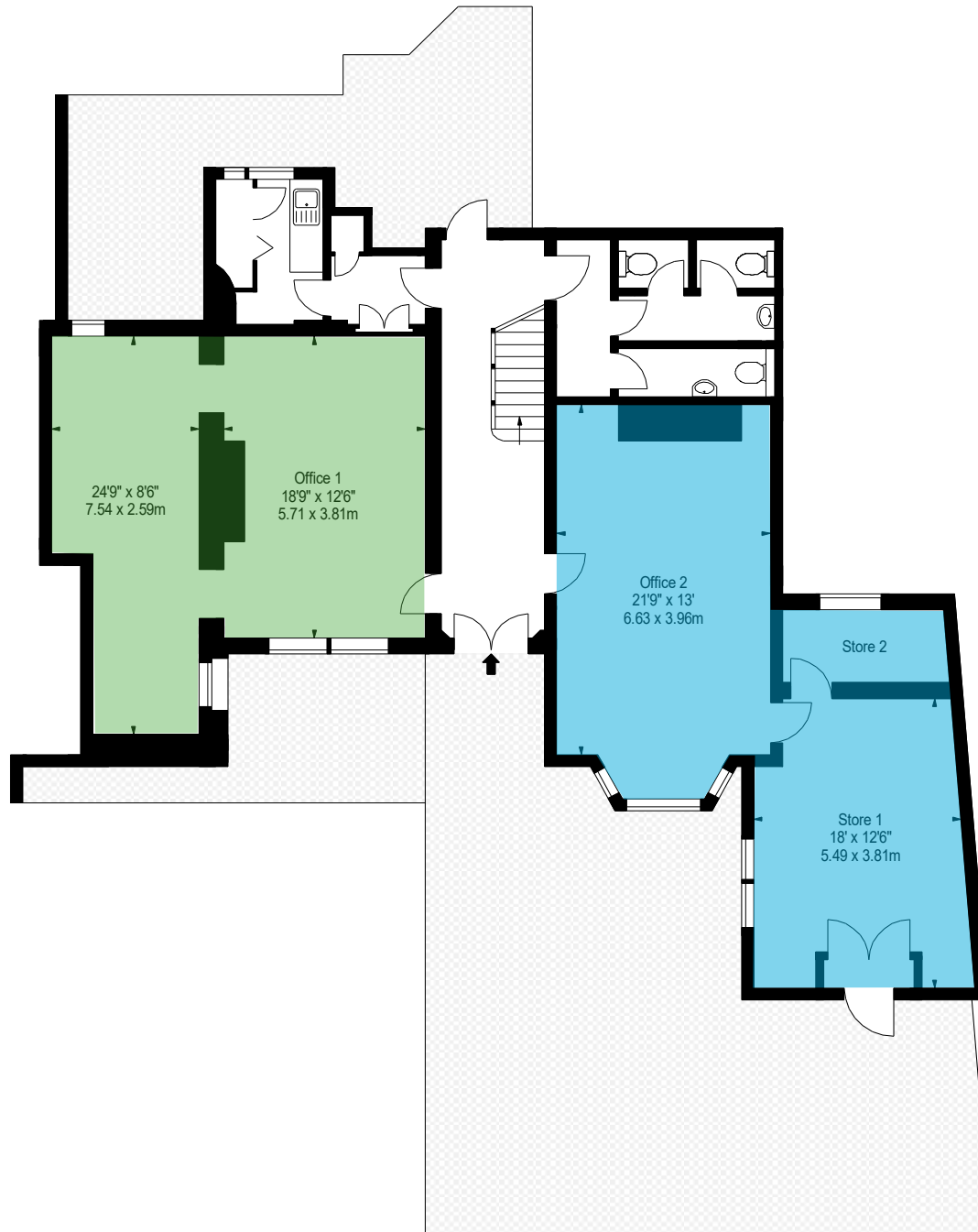
POTENTIAL OF FURTHER INCOME FROM THE LETTING OF SUITE 3 AND THE CAR PARKING SPACES, IF LET SEPARATELY

(THE 3 OR 4 CAR PARKING SPACES ARE AVAILABLE TO RENT AND COULD ATTRACT £100 PER MONTH EACH OR IN TOTAL £3,600 PER ANNUM)

THE OFFICES HAVE THE POTENTIAL TO GENERATE A GROSS RENT EXCLUDING VAT OF UPTO £45,080 PER ANNUM

FURTHER DETAILS FROM THE SELLING AGENTS UPON REQUEST

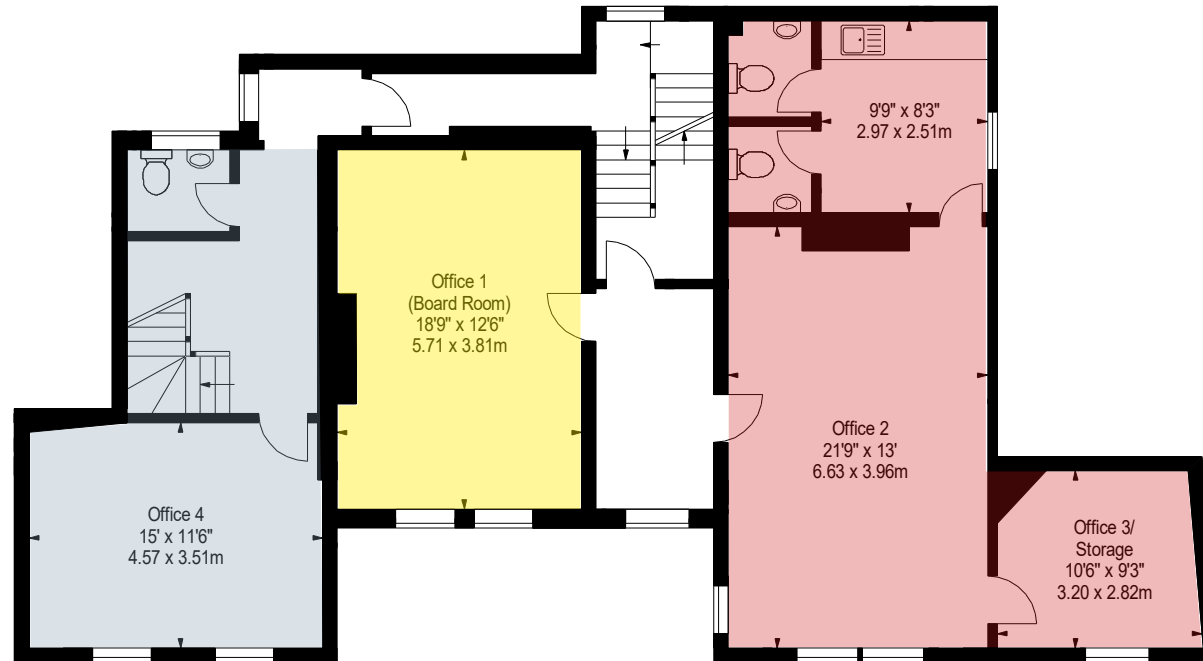
GROUND FLOOR



KEY:

Quay Audit
Blue Sapphire Consultancy Limited
Vacant
Avenues East Avenues Group
HEAL Planning

FIRST FLOOR



KEY:

Quay Audit
Blue Sapphire Consultancy Limited
Vacant
Avenues East Avenues Group
HEAL Planning

SECOND FLOOR



KEY:

Quay Audit
Blue Sapphire Consultancy Limited
Vacant
Avenues East Avenues Group
HEAL Planning

PLANNING

Prospective purchasers should rely on their own enquiries.

The property is understood to benefit from planning consent for office use falling within Use E of the Town and Country Use Classes Order 1987. The property is located in a Conservation Area.

The property could potentially lend itself to residential use, subject to statutory consents.

LEGAL COSTS

Each party is to be responsible for their own legal costs associated with the sale of the property.

VAT

The property is understood to be elected for VAT. Therefore VAT will be levied on the purchase price.

SERVICES

(Not tested at the time of our inspection.)

We understand that mains water, electricity, drainage and gas are connected to the property.

The property is heated by gas central heating.

The offices are let on all inclusive terms and therefore the cost of services is included in the rent from each suite of offices.

PRICE

Offers in excess of £400,000 (four hundred thousand pounds) exclusive

The property can be acquired as a TOGC (Transfer of Going Concern)

The current gross rent passing £31,400 per annum (with a further potential of further income from the letting of Suite 3 and the car parking spaces if let separately).

The offices have the potential to generate a Gross Rent including VAT of up to £45,080 per annum.

RATES/EPC


We have made verbal enquiries to the local authority and we advised as follows:

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
TBC	TBC	E (103)

EPC


LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,
Shrewsbury, SY2 6ND

 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

Commercial Department

 01743 450 700

commercialmarketing@hallsgb.com

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