



FOR SALE - COMMERCIAL INVESTMENT, CURRENTLY LET AS SERVICED OFFICES

WINDSOR HOUSE, WINDSOR PLACE, SHREWSBURY, SHROPSHIRE, SY1 2BY

KEY POINTS

7,298

SQ FT

TOTAL NET INTERNAL FLOOR AREA



INCOME PRODUCING
COMMERCIAL INVESTMENT


POTENTIAL FOR RESIDENTIAL CONVERSION

ALL MEASUREMENTS ARE APPROXIMATE




OFFERS IN EXCESS OF
£800,000
(EXCLUSIVE)

James Evans

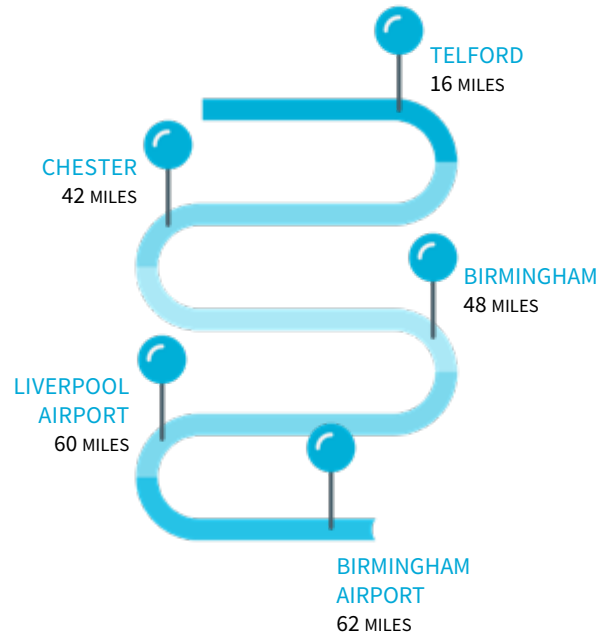
 07792 222 028

james.evans@hallsgb.com

Balfours Sales

 01743 353 511

Balfours
PROPERTY PROFESSIONALS



LOCATION

The property fronts onto Windsor Place in the town centre of Shrewsbury. It is located at the junction of Windsor Place and St Mary's Place, one of the town's most sought after residential areas. Windsor House is in an area of mixed development and in close proximity to all local amenities.

Shrewsbury is the county town of Shropshire and an administrative and tourist centre. The historic riverside town benefits from many pubs and restaurants, a thriving variety of independent retailers and numerous cultural attractions and events.

The Quarry Park holds several events during the year including the Flower Show and Shrewsbury Regatta. Theatre Severn is located just off the Welsh Bridge. Shrewsbury is noted for a host of excellent schools, both within the state and private sector.

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

Windsor House comprises of an outstanding five storey property, including a basement area, which has a Total Net Internal Floor Area of approximately 7,298 ft sq (678 m sq).

Currently, the property is arranged as an income producing commercial investment offering high end serviced office accommodation with a shared reception area.

It is believed that Windsor House was built circa 1768, as a private residence for John Windsor. Retaining much of its original form and interiors building provides a fine example of Georgian architecture and boasts a wealth of original features, such as, oak panelling and ornate cornicing to the ceiling. The uniqueness of the property can only be appreciated by undertaking an internal inspection.

There is future to potential of residential conversion or a variety of alternative uses for the property, subject to statutory consents.



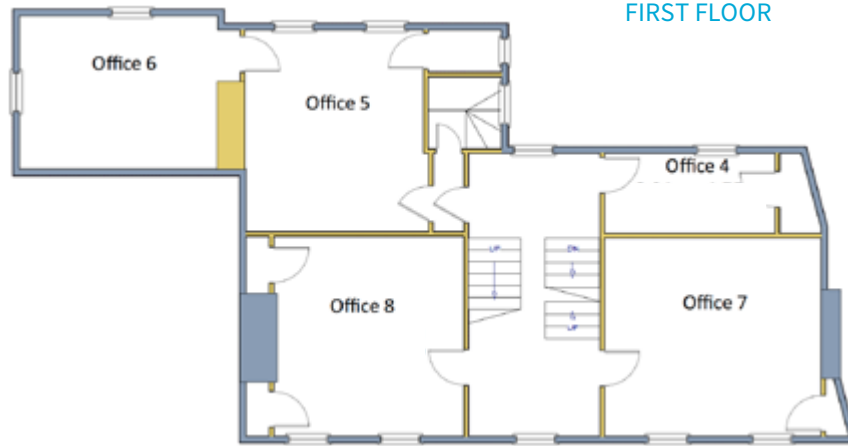
ACCOMMODATION

	M SQ	SQ FT
OFFICE 1	220.76	20.51
OFFICE 2	231.39	21.50
OFFICE 3	240.78	22.37
OFFICE 4	71.31	6.62
OFFICE 5	232.22	21.57
OFFICE 6	172.00	15.98
OFFICE 7	237.33	22.05
OFFICE 8	221.26	20.56
OFFICE 9	89.72	8.34
OFFICE 10	183.15	17.01
OFFICE 11	175.14	16.27
OFFICE 12	246.46	22.90
OFFICE 13	228.76	21.25
OFFICE 14	60.64	5.63
OFFICE 15	438.52	40.74
OFFICE 16	246.46	22.90
OFFICE 17	197.34	18.33
OFFICE 18	187.15	17.39
CELLAR 1	276.05	25.65
CELLAR 2	157.07	14.59
BASEMENT	667	62
TOTAL NET INTERNAL FLOOR AREA	678	7,298

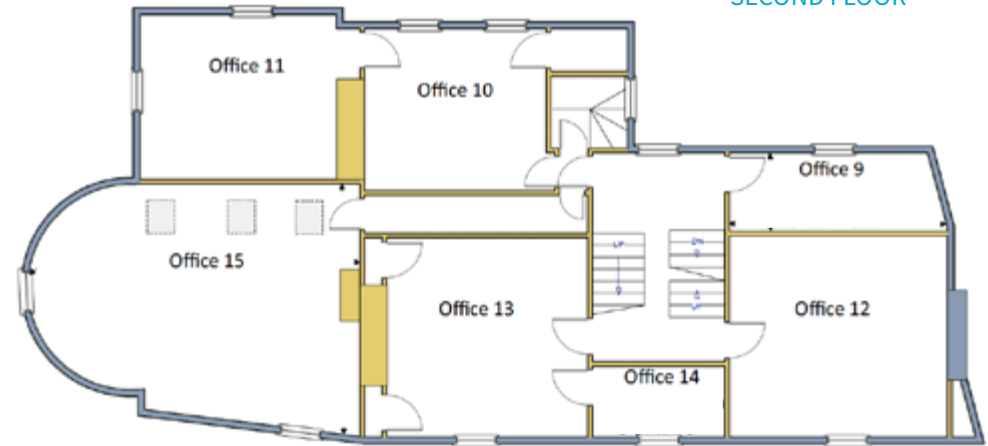
ALL MEASUREMENTS ARE APPROXIMATE



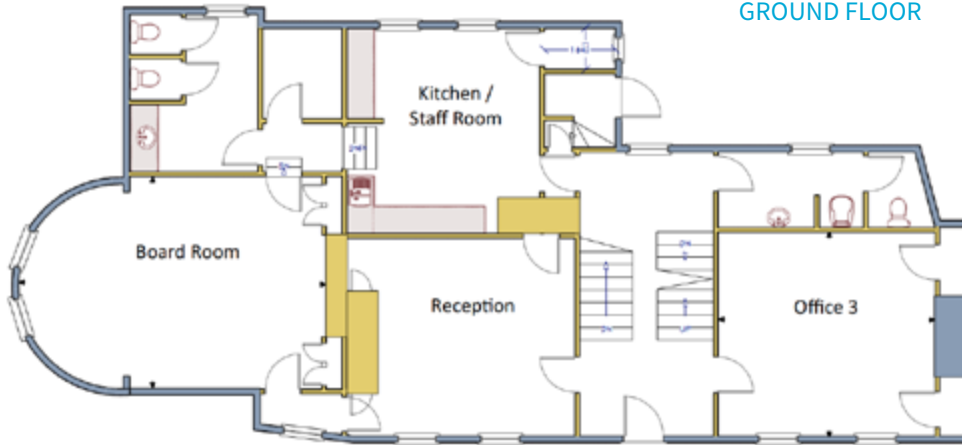
FIRST FLOOR



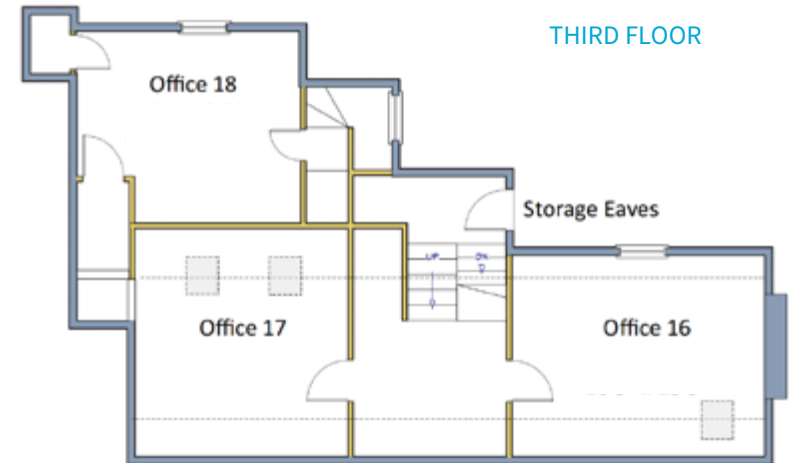
SECOND FLOOR



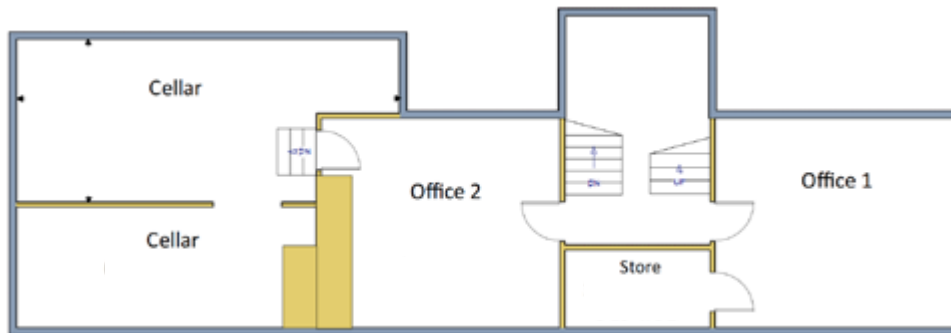
GROUND FLOOR



THIRD FLOOR



LOWER GROUND FLOOR



TENURE

The property is offered for sale freehold subject to a variety of licence agreements that are granted on all inclusive terms.

The current Net Income from the property is £38,823 per annum. A detailed tenancy schedule relating to the property is available upon request.

The Net Income could be increased by initiating the reassessment of the rateable value of the property as individual offices and the licencees becoming liable for the payment of the rates levy (if any due to small business relief).

PLANNING

Interested parties are advised to make their own enquiries to the Local Authority.

The property is understood to be Grade 2 Listed. The property currently provides office accommodation falling within Use Class E of the Town and Country Use Classes Order 1987.

LEGAL COSTS

Each party to bear their own legal costs in respect of the transaction.

VAT

The property is understood to be not elected for VAT. Therefore VAT will not be levied on the purchase price.

SERVICES

(Not tested at the time of our inspection.)

We understand that all mains services are connected to the property. The property has a gas fired central heating system.

PRICE

Offers in excess of £800,000 (Eight hundred thousand pounds) (Exclusive)

RATES/EPC


RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£32,250	£ 16,093	E (118)

RATES

EPC


LOCAL AUTHORITY

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

 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

Commercial Department

 01743 450 700

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