

**Wyle Cop Chambers, 77 Wyle Cop,  
Shrewsbury, SY1 1UT**

Rent: £3,750 per annum

To Let

**Subject to Contract**



**Prominently Situated Town Centre Office  
Close to Public and On Street Car Parking  
Located within Characterful Period Building**

Size: 31.12 sq m (335 sq ft)

## DESCRIPTION

Wyle Cop Chambers form part of a four storey period building of traditional brick and tile construction set within an attractive street frontage which includes a range of shops with offices and flats over. The office benefits from modern lighting, carpets, electric heaters, etc. and there are shared kitchenette and toilet facilities.

## SITUATION

The property occupies a thriving corner position at the upper end of Wyle Cop among a variety of local specialist traders and commercial businesses. The established retail pitch of High Street is nearby with multiple retailers including TSB, Waterstones, HSBC, etc. also within close proximity. The NCP Wyle Cop and St Julian's Friars Car Parks are within walking distance of the property.

Shrewsbury town centre with all its amenities is within walking distance, as is the Quarry Park, River Severn etc. Shrewsbury is the County Town of Shropshire with a Borough population of about 90,000 and a substantial catchment extending into Mid Wales.

## LEASE

The office suite is available on a new 6 year lease subject to upward only rent review/tenant break clause after three years on tenant's internal repairing terms.

## ACCOMMODATION

*All measurements are in accordance with International Property Measurement Standards 3 (Offices)*

### Ground Floor

**Communal entrance with stairs to first floor**

### Second Floor

Office Suite, (Rear)	31.12 sq m (335 sq ft)
Shared WC & Kitchen	

<b>Total Net Internal Area</b>	<b>31.12 sq m (355 s ft)</b>
--------------------------------	------------------------------

## COSTS

Incoming Tenant to pay all reasonable legal costs in respect of the transaction including stamp duty and VAT, if applicable.

## SERVICES

Electricity, gas central heating, water and drainage are installed, subject to connection charges by the utility companies.

The tenant to pay a contribution towards utility costs via a service charge. Details on request.

## RATING ASSESSMENT

Rateable Value:	£3,000
Rates Payable (2017/2018):	£1,398 pa

\*The rateable occupier may qualify for up to 100% Small Business Relief, contact Cooper Green Pooks for more information. Prospective occupiers are also recommended to make their own enquiries with the Local Authority for verification.

## VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. Please note that the Landlord has elected not to charge VAT on the rent.

## FIXTURES & FITTINGS

All items usually classed as Tenant's fixtures and fittings, and not mentioned in these details, are excluded from the letting.

## TOWN PLANNING/USE

The premises are understood to have an existing use as offices (B1) and are situated within Shrewsbury Town Centre Conservation Area. Prospective occupiers should rely on their own enquiries with the planning authority as to whether planning permission is necessary for their proposed use.

## LOCAL AUTHORITY

Shropshire Council  
The Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND 0345 678 900

## EPC

Energy Performance Certificate: F

## VIEWING

By arrangement with Cooper Green Pooks 01743 276 666, ask for Alessio Dyfnallt or Lizzy McNally.



Floor Plans for information only  
Not to scale





